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SURVEY AND INVENTORY

august 1980

Town of Dundas

COMMERCIAL

SURVEY AND INVENTORY

august 1980

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TOWN OF DUNDAS

Commercial Survey and Inventory

August 1980

Prepared by:

Janice Given

Planning Student
University of Waterloo- School of Urban & Regional Planning

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Section 1

INTRODUCTION

- Objectives
- Methodology
- Organization
- Definition of Terms

1.1 Objectives

The objectives of the COMMERCIAL SURVEY AND INVENTORY are:

i) to provide a statistical summary of the characteristics of commercial activity;

ii) to provide a data base from which change can be monitored, especially regarding the B.I.A.; and

iii) to provide a complete inventory of all commercial uses in the Town of Dundas.

1.2 Methodology

By making use of assessment rolls, Vernon's Directory, and field work, a complete list of commercial establishments was compiled in May (1980).

In early June, a questionnaire was mailed to each business requesting the necessary data.

Maps of commercial areas were drafted showing streets, buildings, and municipal numbers.

During June, businesses not having returned the questionnaire were contacted by telephone.

Questionnaire and telephone findings were supplemented with information from Regional Assessment, regarding floor and lot areas.

During July and August, field checks were made to update and verify data.

The survey data was tallied, and summarized in this report.

1.3 Organization

This report is composed of 2 main parts.

Section 2.0 SURVEY FINDINGS is a collective summary of all commercial uses identified.

For the purposes of statistical analysis and comparison, the commercial establishments were subdivided into 3 "areas":

- Area 1 Downtown

  - all commercial activity located relatively near

to the Central Business District, excluding businesses located in the B.I.A.;

- Area 2 Business Improvement Area

  - all of those businesses described as being located within the formal boundaries of the B.I.A.; and,

- Area 3 Periphery

  - those commercial activities geographically removed from the Central Business District, most commonly, plazas, and neighbourhood convenience outlets.

The accompanying map identifies these 'areas'.

Subsection 2.1., the Commercial Synopsis is composed of graphical and descriptive summaries of the characteristics of each commercial area, and of all commercial activity.

Subsection 2.2, the Data Summary, is a statistical tally of all findings both general, and those directly derived from the questionnaire.

Section 3.0, the INVENTORY, is a brief description of each commercial establishment in order of geographical location from the north side of King Street at the western end to the eastern, the south side from west to east, and then other commercial areas. Adjacent maps provide quick locational identification.

3.

TOWN OF DUNDAS COMMERCIAL AREAS

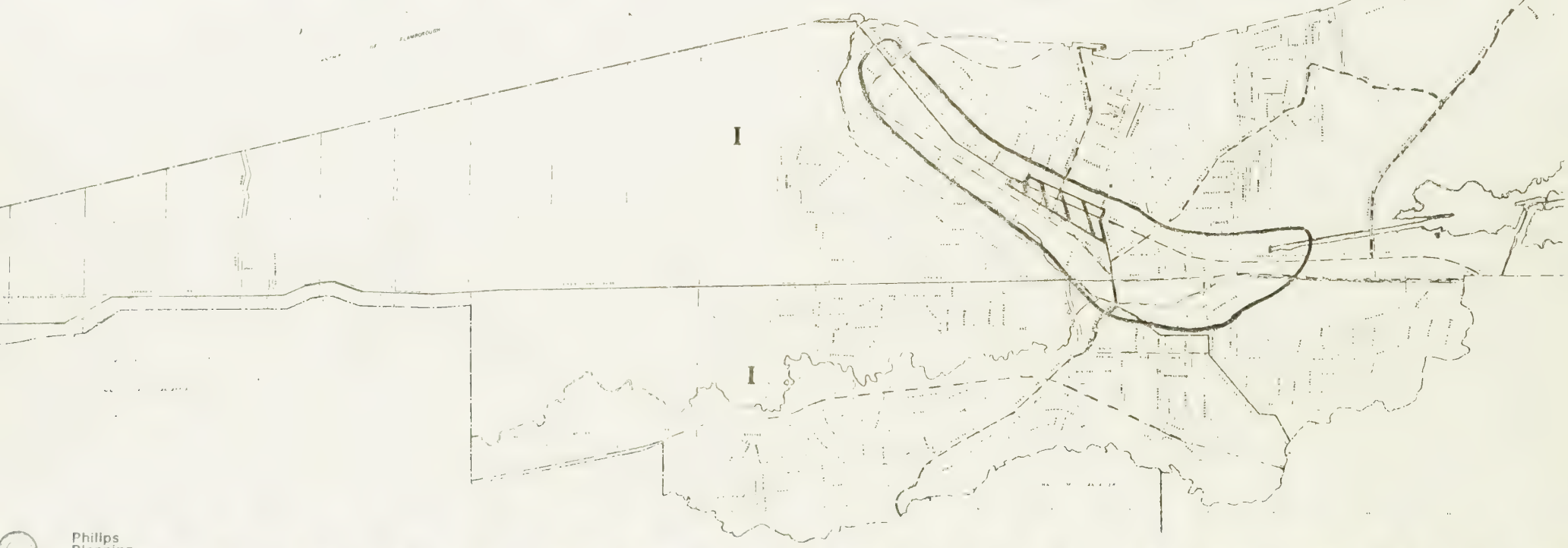
Area 1 DOWNTOWN

Area 2 B.I.A

Area 3 PERIPHERY

0 2500 FT.

note: Area 3 Periphery extends to the Town limits



Philips Planning Engineering Limited

1.4 Definition of Terms

The following terms likewise defined are used in this report:

<u>commercial</u> - those activities generally associated with the wholesale or retail of goods or services, including professional services such as physicians (not including home occupations).

<u>floor area (gross leasable)</u> - that floor area used for any purpose related to the business: retail, office, showroom, storage

<u>universe</u> - the aggregate of all members of any group.

Section 2

SURVEY FINDINGS

- Commercial Synopsis

  - graphical presentation
  - total commercial activity
  - Downtown
  - B.I.A.
  - Periphery

- Data Summary

  - general
  - questionnaire

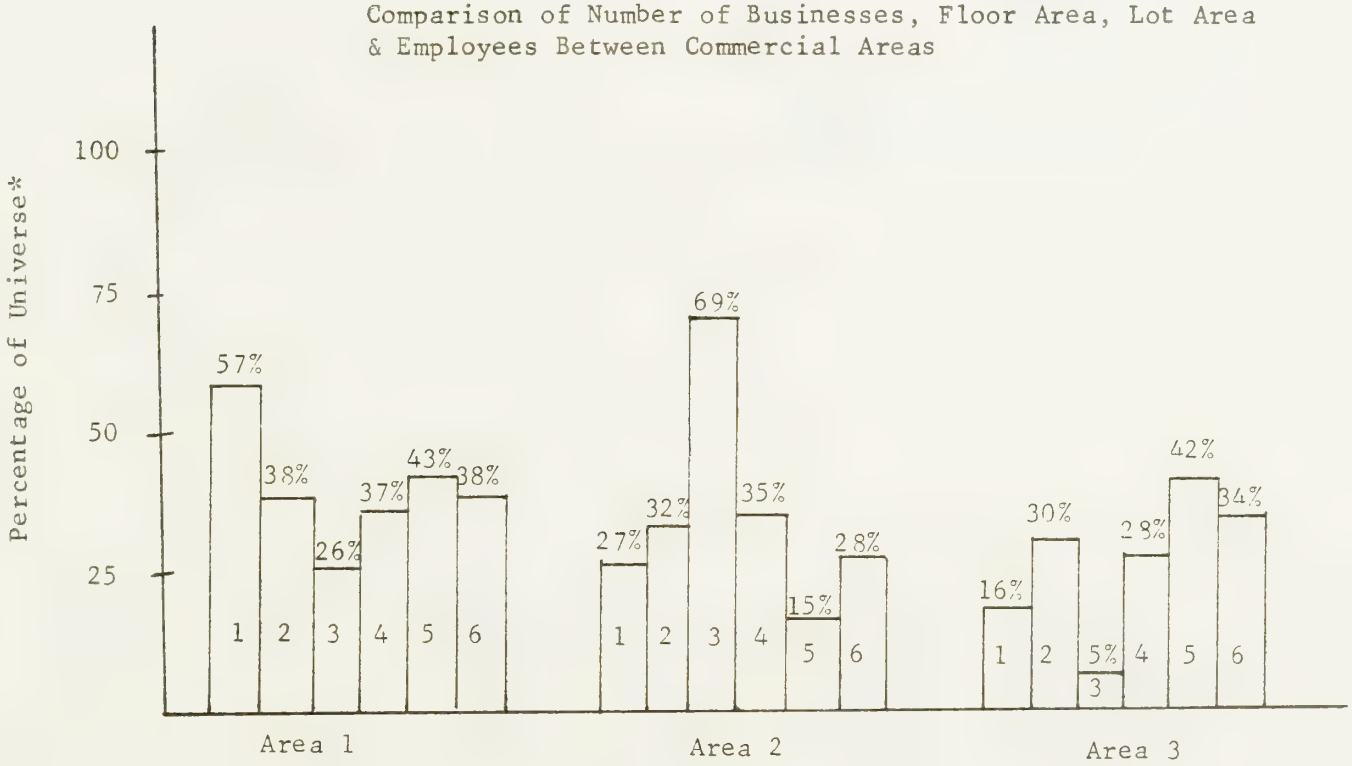
2.1 Commercial Synopsis

This subsection provides a synopsis of the major study findings, in graphical and written form, highlighting the characteristics of all commercial uses and uses by individual areas.

A complete array of the data tally from which the graphs and summaries are drawn can be found in Subsection 2.2.

2.1.1. Graphical Presentation

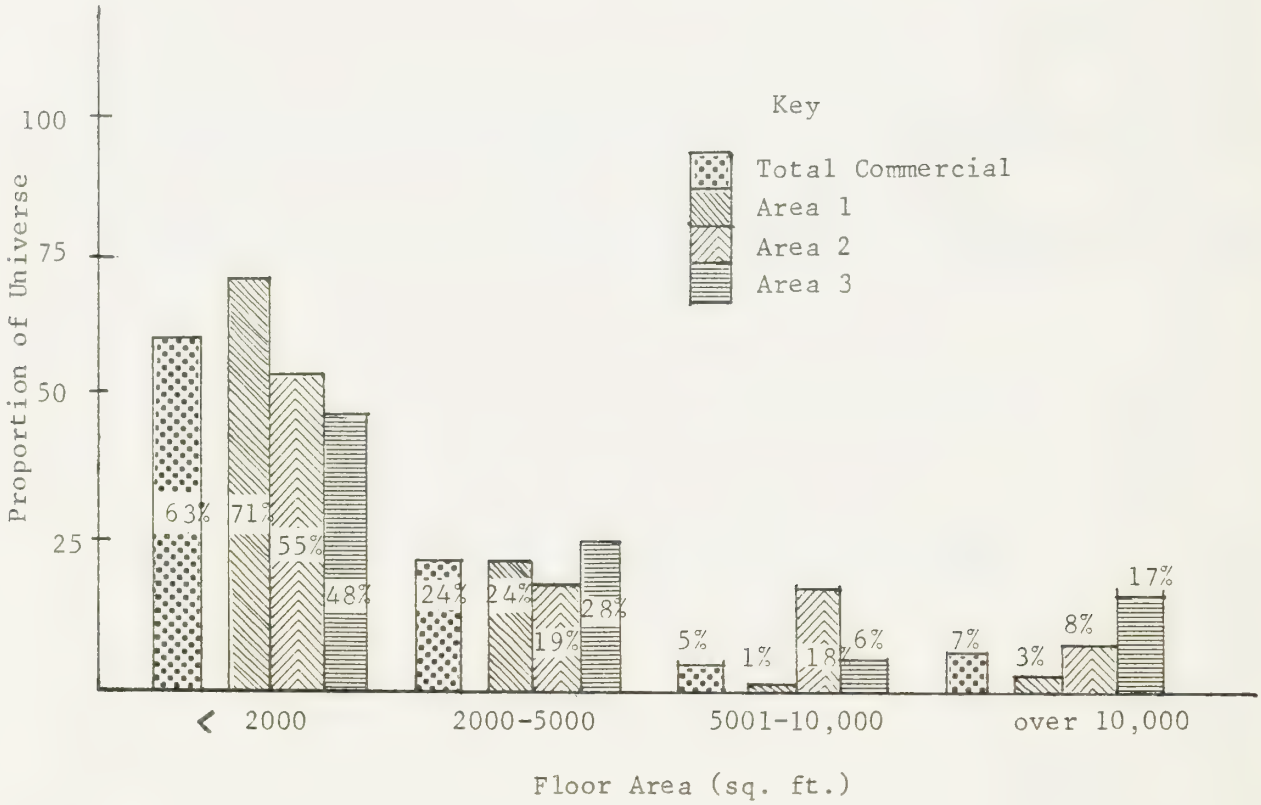
Comparison of Number of Businesses, Floor Area, Lot Area & Employees Between Commercial Areas



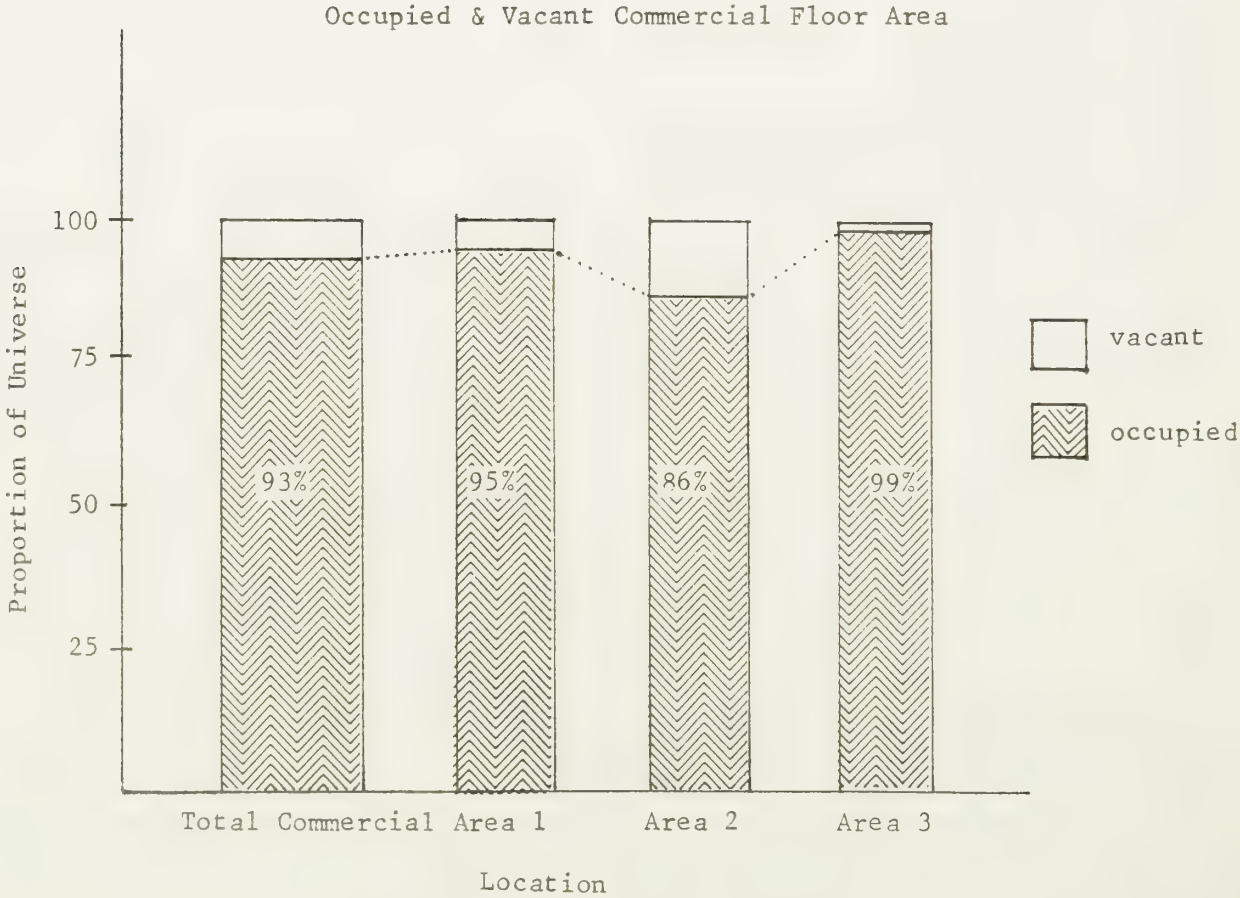
Key
1 Proportion of all businesses (2.2.1.a))
2 Proportion of total occupied floor area (2.2.1.b))
3 Proportion of total vacant floor area (2.2.1.c))
4 Proportion of occupied & vacant floor area (2.2.1.d))
5 Proportion of total lot area (2.2.1.e))
6 Proportion of total employees (2.2.2. 3)

* the universe for each is total commercial

Size of Commercial Establishments

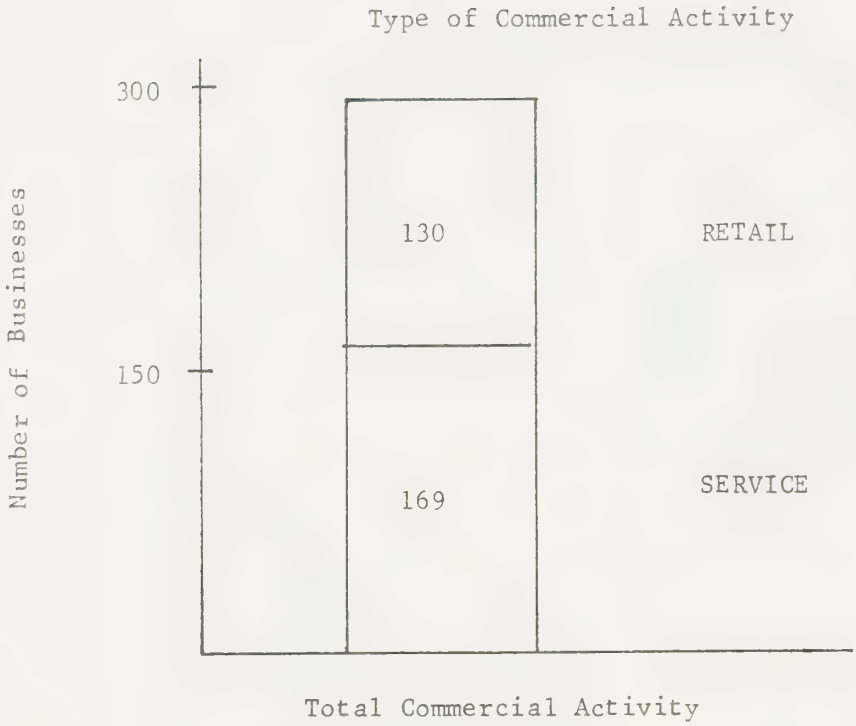


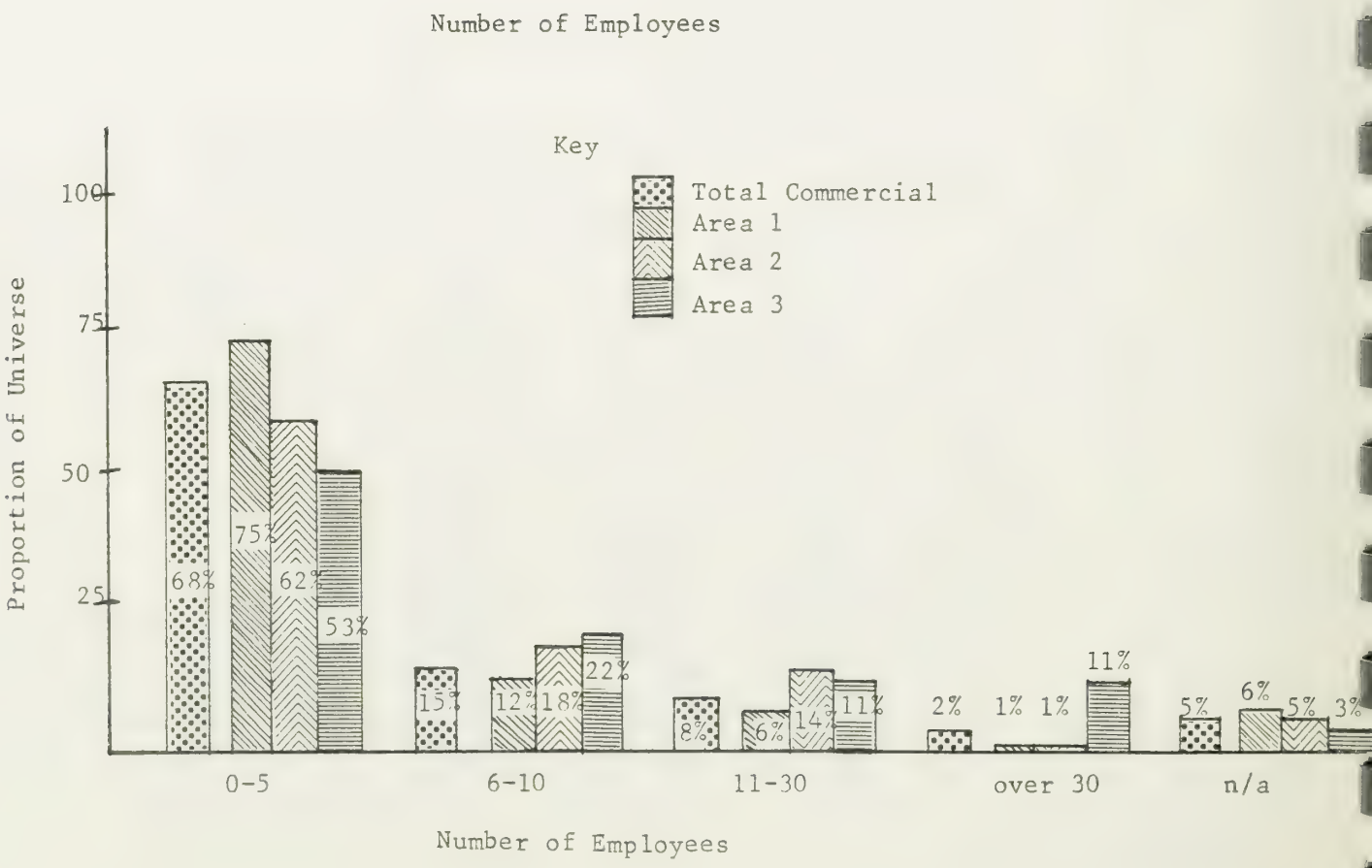
Occupied & Vacant Commercial Floor Area



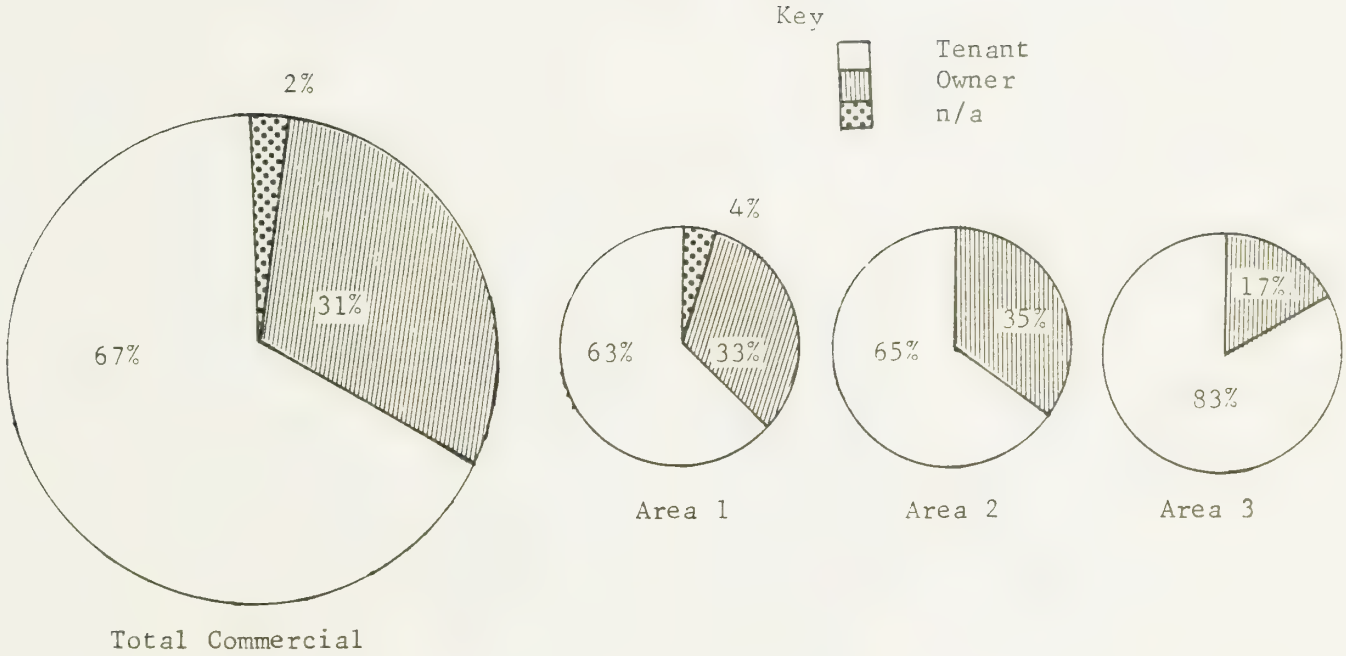
Most Frequently Cited Commercial Activity

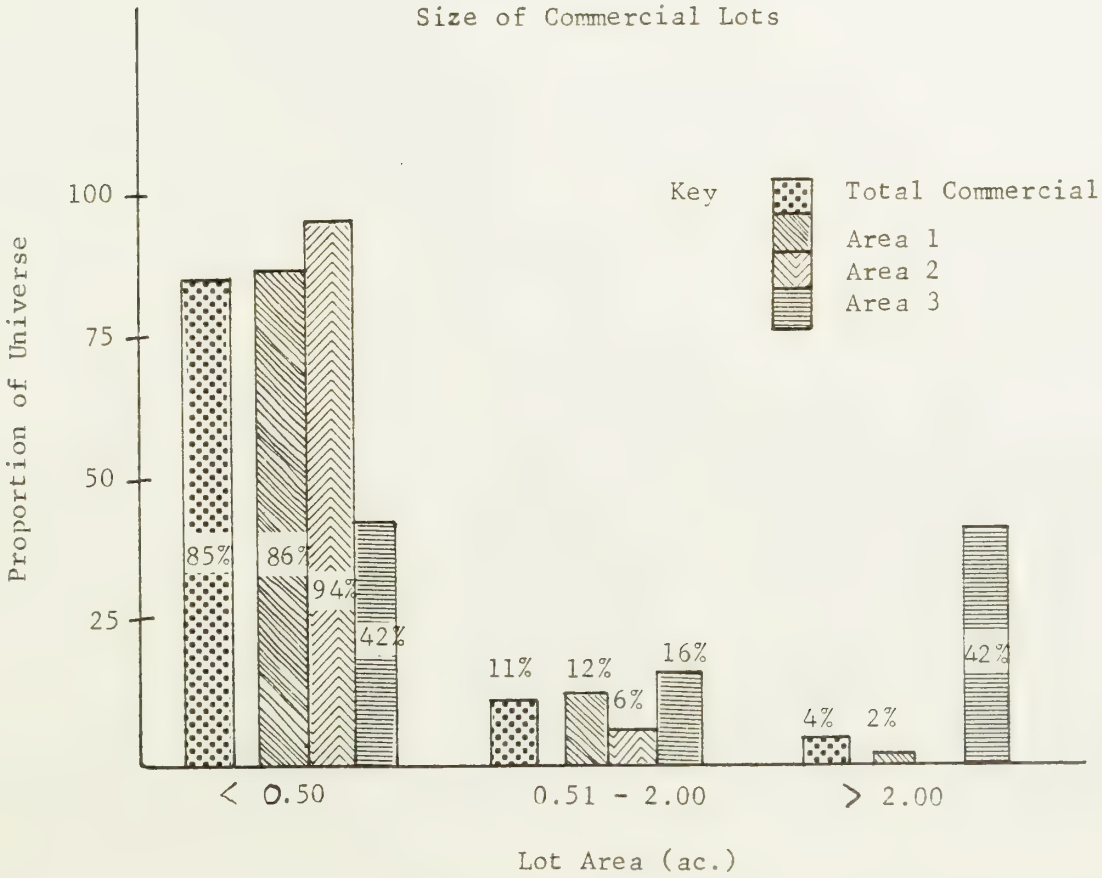
	Activity	Frequency
Area 1	medical	16
	automotive Service or Sales	10
	hair salon, barber	9
	electrical, plumbing, etc	8
	home furnishings, decor	7
	Universe	170
Area 2	medical	8
	clothing - new	4
	grocery, food	4
	fast food or take out	4
	financial	4
	Universe	61
Area 3	hair salon, barber	5
	grocery, food	4
	clothing - new	3
	department	3
	florist, garden centre	3
	variety or convenience	3
	restaurant	3
	service station & auto repair	3
	Universe	48
Total Commercial		
	medical	25
	hair salon, barber	17
	grocery, food	13
	clothing - new	13
	automotive service or sales	11
	Universe	299


Type of Commercial Activity
300
150
Number of Businesses
130
RETAIL
169
SERVICE
Total Commercial Activity

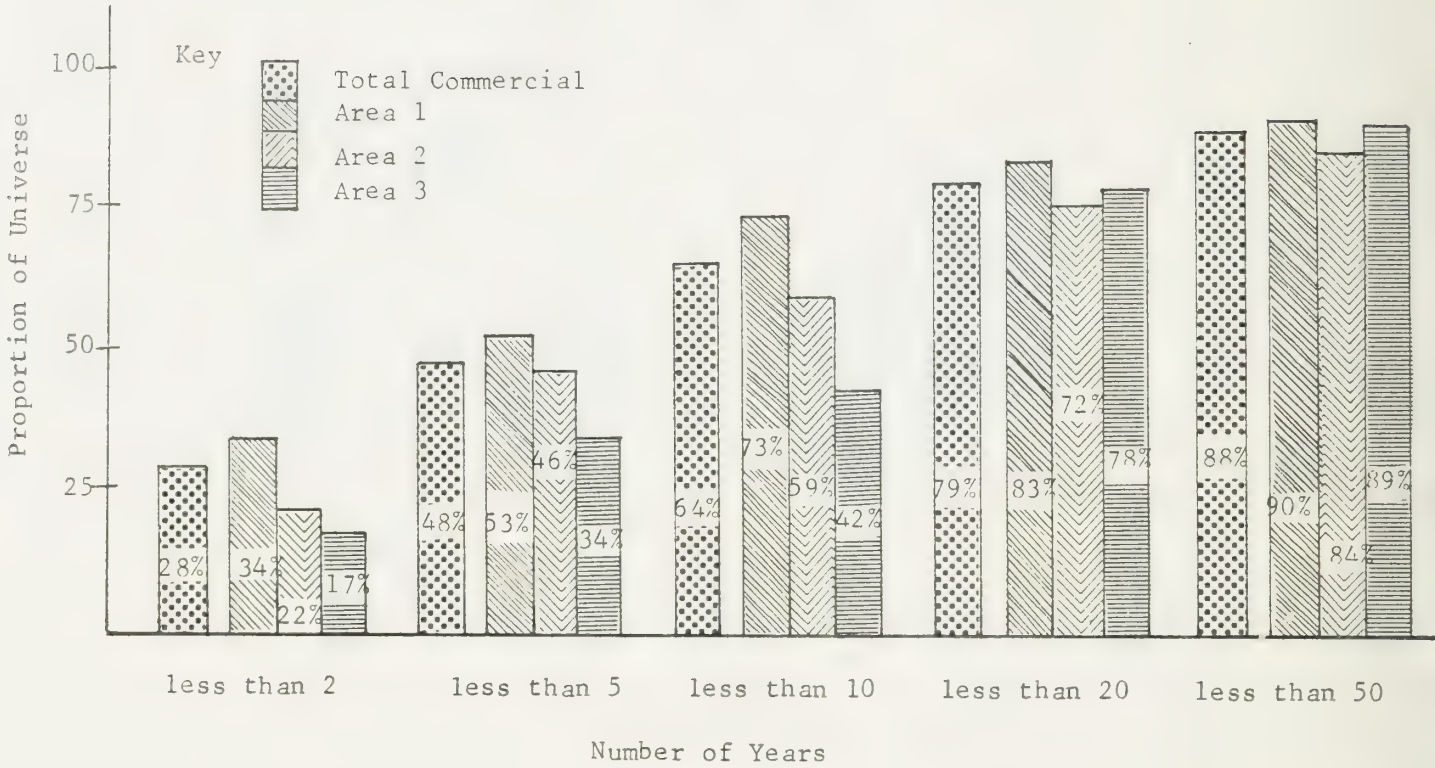

Number of Employees
Key
Total Commercial
Area 1
Area 2
Area 3
100
75
50
25
Proportion of Universe
68%
75%
62%
53%
15%
12%
18%
22%
8%
6%
14%
11%
2%
1%
1%
11%
5%
6%
5%
3%
0-5
6-10
11-30
over 30
n/a
Number of Employees

Tenure

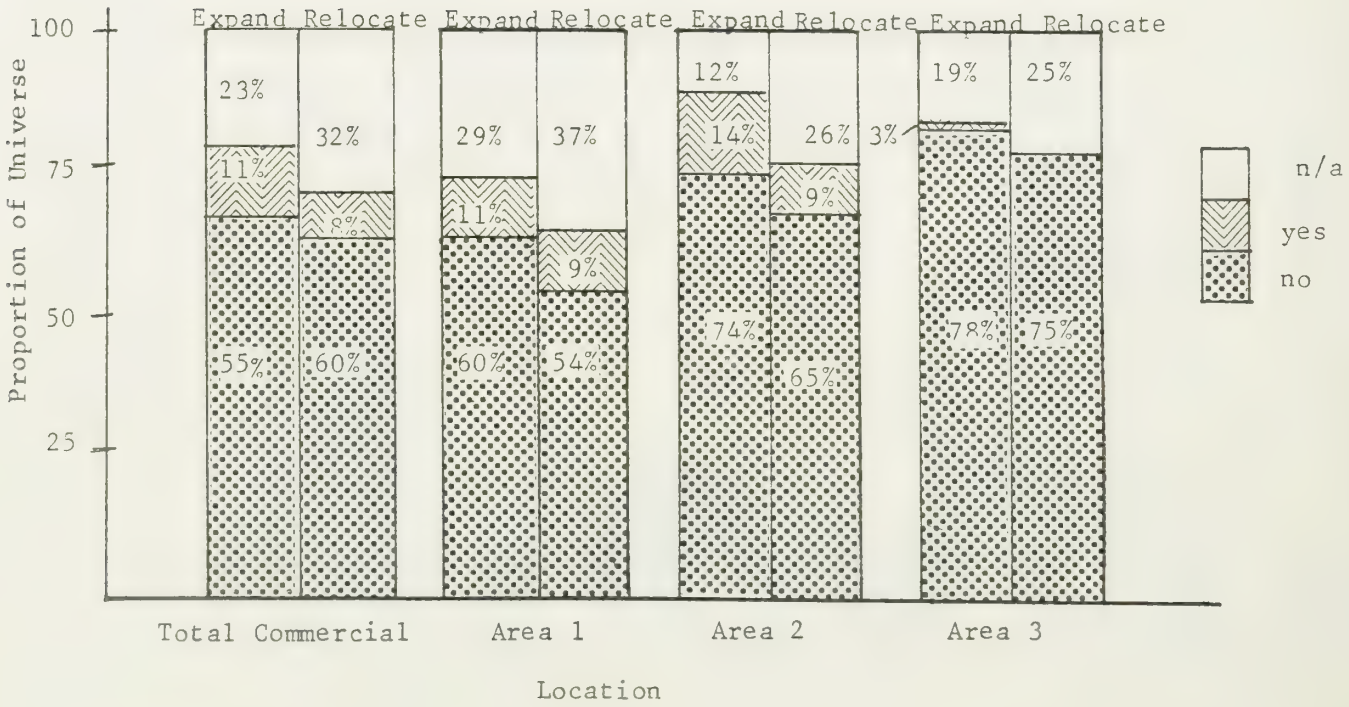

Key
Tenant
Owner
n/a
2%
31%
67%
Total Commercial
4%
63%
33%
Area 1
35%
65%
Area 2
17%
83%
Area 3


Size of Commercial Lots
Key
Total Commercial
Area 1
Area 2
Area 3
Proportion of Universe
100
75
50
25
85%
86%
94%
42%
11%
12%
6%
16%
4%
2%
42%
< 0.50
0.51 - 2.00
> 2.00
Lot Area (ac.)

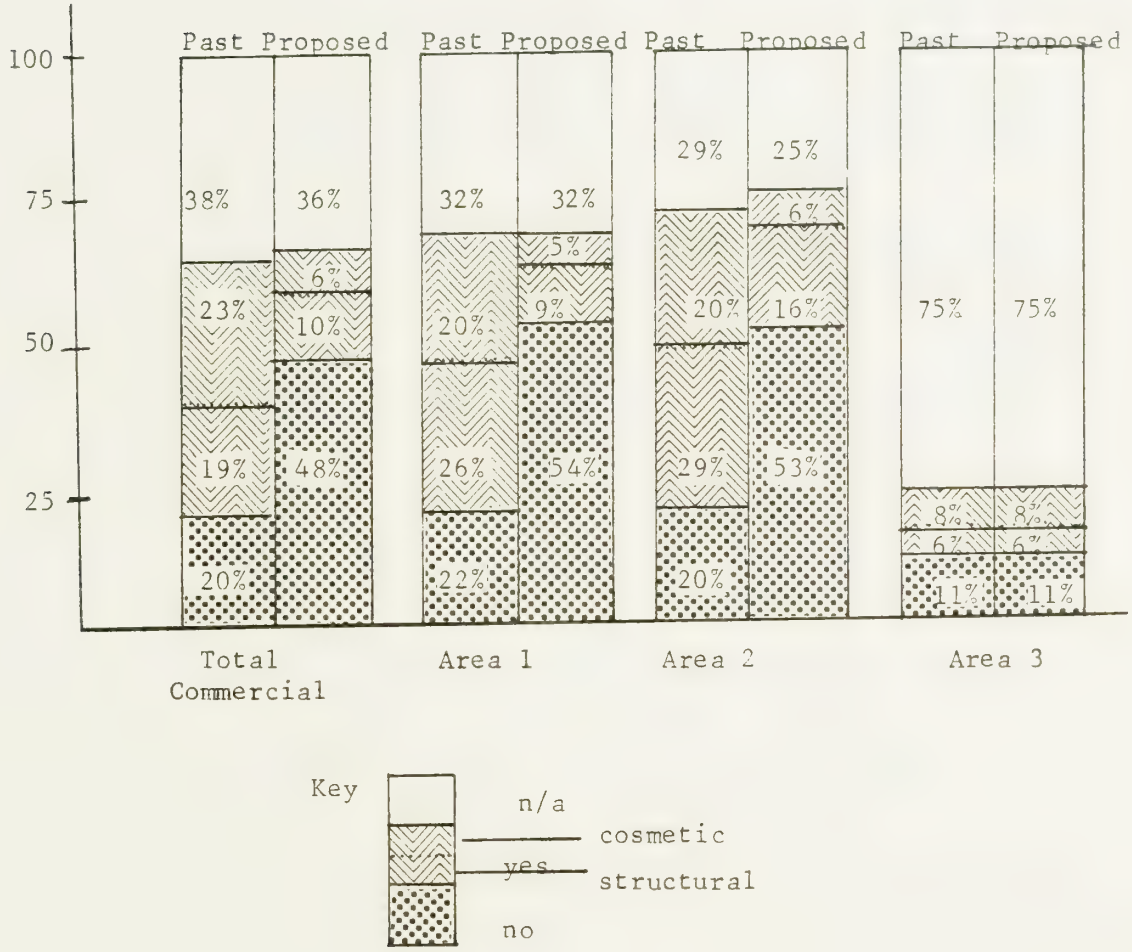
Length of Time at Present Location



Intentions to Expand/Relocate



Improvements Initiated to Building: Past/Proposed



2.1.2. Total Commercial Activity

- 299 commercial establishments exist in Dundas;
- occupied floor area totals 907,440 ft.^{2} (84302.2 m^2);
- 63% of the businesses have a floor area of less than 2,000 sq. ft.;
- 22 vacant commercial spaces totalling 66,967 ft.^{2} (6245.8 m^2) can be found in the Town;
- overall, 7% of commercial area in the town is vacant;
- total commercial floor area (occupied and vacant) is 974,407 ft.^{2} (90548 m^2);
- the majority (85%) of the lots are small (less than 0.50 acres);
- the most numerous activities are medical services (8%); hair salon, barber (6%); and grocery and food (4%);
- 1459 persons are recorded by those responding as being employed by commercial establishments;
- 68% of the businesses employ fewer than 5 persons, 83% employ fewer than 10;
- tenants compose the largest sector of businesses (67%) with 31% owning their buildings;
- 82% operate from the ground level only, while 12% utilize more than one level for commercial purposes;
- off-street parking is provided by 71% of the businesses, 236 responded as not providing any parking;
- nearly half (48%) of the businesses have been operating from their present location for 5 years or less;
- 26% of the businesses were previously located in Dundas, 5% in other municipalities;
- 66% of the establishments have no plans to expand; 60% no plans to relocate;
- improvements to their building have been initiated by 42% of the establishments, 23% being structural changes; 34% of all changes were within the last 2 years; and
- 16% propose further improvements to their building.

2.1.3. Area 1 Downtown

- 170 businesses operate within this area, or 57% of Commercial businesses in Dundas;
- with a total occupied floor area of 343,368 feet ^{2} (31946.4 m^2), the downtown area has the largest proportion (38%) of occupied commercial space in Dundas;
- the downtown area is characterized by small shops: of all downtown businesses, 71% have a gross leasable floor area of less than 2,000 sq. ft. compared to 63% for all commercial uses in Dundas;
- during the field work period, nine commercial spaces were vacant (41% of all vacant spaces), totalling 17240 ft.^{2} (1601.3 m^2), or 26% of all the vacant commercial area; this translates into a vacancy rate of 5% for all business establishments in the downtown area;
- most of the commercial space in the town is concentrated in the downtown area; total commercial floor area (occupied and vacant) in the downtown is 361108 ft. (33547.7 m^2), or 37% of all commercial area
- 30.93 ac (12.52 ha)of land is presently utilized for commercial activity in the downtown area, representing the largest proportion, 43% of occupied commercial land in the town;
- a major portion (86%) of all the commercial lots are 0.50 ac. or less;
- the most frequent commercial activities in the downtown are: medical (9%) automotive sales or service (6%); hair salon, barber (5%)
- of all persons employed in commercial activity in Dundas, the greatest number are employed in this area 559 or 38% of all employees;
- 75% of the downtown businesses employ 5 or fewer persons;
- the majority (63%)of downtown businesses are tenants;
- most businesses (87%)operate from first floor only
- parking is provided by 68% of the downtown merchants responding to the survey; 25% replied that they did not provide any parking;
- more than half (53%) of the businesses have been at their present location for less than 5 years, 34% less than 2 years;
- only 4% replied having been located elsewhere than Dundas;
- most businesses intend to remain stable: 60% have no plans to expand, 54% have no plans to relocate; of the 13 businesses with intentions to relocate reasons cited include the need for more space, high taxes, an internal change

in business and objections to plans to reroute traffic from King Street;

- 46% of the businesses have made improvements to the building 26% being structural; most improvements were recent (30% less than 2 years ago); and

- 14% of the businesses have intentions to further improve their building.

2.1.4. Area 2 Business Improvement Area

- 81 businesses, or 38% of the Town's commercial activities is located within the B.I.A.;
- this district has 32% of all occupied commercial area in the Town with a total gross leasable floor area of 290,768 ft.^{2} (27012.3 m^2);
- more than half (55%) of the businesses have relatively small premises, less than 2,000 sq. ft;
- the largest proportion of vacant spaces (43%) were found to be located within the B.I.A.; the 10 spaces total 46,203 ft.^{2} (4317.3m^2), or 6% of all commercial area vacant in the Town, the Grafton Building being a major vacancy;
- of all commercial space in the B.I.A. 14% was vacant at the time of the field work
- of all commercial floor area (vacant & occupied) the B.I.A. has great potential, with 35% of all the commercial area in the Town or 336,971 ft.^{2} (31329.6 m^2);
- 10.61 acres (4.29 ha. of land in the B.I.A. is utilized for commercial purposes, which is 15% of all the occupied commercial land in the Town;
- a high percentage 94% of lots are very small, 0.50 ac. or less;
- of all the B.I.A. uses, medical service is the most frequent with 10% of the total activity, new clothing, grocery, food, fast food and take out and financial each with 5% of all the uses;
- 20% of those persons employed in commercial activity in the Town are employed within the B.I.A., a total of 405 persons;
- businesses are characterized by a small staff, 62% employ 5 or fewer persons, 80% employ less than 10 persons;
- of the B.I.A. merchants, 65% are tenants in their building;
- 72% of the establishments operate from ground level only;
- 64% of the businesses responding to the survey provide off street parking; 32% replied that they did not provide any off street parking;
- nearly half (46%) of the businesses have been at their present location for less than 5 years; the largest proportion of older established businesses are located within the B.I.A.; 10% of the businesses have been operating from there for more than 50 years.
- most businesses were either located elsewhere in Dundas or did not exist, for only 6% responded as having been previously located out of town;

- the majority of businesses have neither intentions to expand (74%) nor relocate (65%), while the 6 businesses with intentions to relocate cited the following reasons: desire for ownership, need more space, B.I.A. traffic plans, B.I.A. taxes and desire for street level business;

- 49% of the businesses have made improvements to the building, 29% being structural, and 20% cosmetic only; most changes have been relatively recent, 28% less than 2 years ago;

- 22% of the businesses have proposals to further improve their building, a larger proportion than either of the other two areas.

2.1.5. Area 3 Periphery

- 48 businesses, or 16% of all the Town's commercial uses is located on the periphery, the smallest proportion of any of the three areas;

- 30% of the total occupied floor area in Dundas is located in the periphery area, totalling 272,804 ft.^{2} (25343.5 m^2);

- while 48% of the commercial establishments are relatively small, less than 2000 sq. ft., a large proportion (17%) have a floor area of 10,000 sq. ft. or more; these figures reflect small plaza units and large department store commercial types found in the periphery;

- having only 3 vacant spaces, this area has the smallest proportion of vacant spaces (14%) and smallest proportion (5%) of all vacant area in the Town with only 3536 sq. ft. (327.2 m^2) of vacant area;

- of all commercial space in the preiphery, only 1% is vacant;

- of all commercial floor area (vacant and occupied) the periphery has the least area with 276,340 ft.^{2} (25670.7 m^2) or 28% of the Town's commercial space;

- the periphery has the second largest proportion of commercial land 42% or 30.51 ac. (12.35 ha);

- the size of lots in the periphery used for commercial varies, 42% are less than 0.50 ac. and 42% are more than 2.00 ac.;

- hair salon and barber represented the most available commercial use in the periphery with 10% of all uses, grocery, food 8% and new clothing, department, florist, garden centre, variety or convenience, restaurant and service station and auto repair each constituting 6% of all uses;

- a total of 495 persons are employed in the periphery commercial areas, 34% of all those in Dundas employed in commercial uses;

- while 53% of the establishments employ 5 or fewer employees, this area is also characterized as having the greatest proportion of businesses with more than 30 employees, 11% of the periphery businesses employ more than 30 persons;

- because most businesses in the periphery are located in plazas, 83% are rented premises;

- 81% of the businesses are ground floor operations;

- 97% of the establishments provide off street parking, for 78% is parking in plaza lots;

- compared to the other areas, the businesses have experienced a longer existance at their present location, only 34% have been at their present location for fewer than 5 years, but 78% have been there less than 20 years;

- most businesses responding started their business in Dundas, for 31% had no previous location;
- the majority of businesses have no intentions to expand (78%) nor relocate (75%); no businesses expressed intentions to relocate, (25% n/a);
- since most periphery commercial is located in plazas, only 14% responded as having improved their buildings; and
- 14% intend to further improve the buildings.

2.2 Data Summary

The following data is a tally of statistics for all commercial activity in Dundas.

2.2.1 General Findings

These statistics are the result of field research.

a) Location of Commercial Uses (1980)

	Area 1	Area 2	Area 3	Total Commercial
Number of Business	170	81	48	299
Proportion of Universe	57%	27%	16%	100%

b) Occupied Commercial Floor Area [1]

Occupied Floor Area

	Area 1*	Area 2	Area 3	Total Commercial
Floor Area: ft^2 m^2	343,868 31946.4	290,768 27012.3	272,804 25343.5	907,440 84302.2
Proportion of Universe	38%	32%	30%	100%

* excludes 4 buildings

Size of Commercial Establishments

Floor Area (ft^2)	Area 1		Area 2		Area 3		Total Commercial	
up to 999	56	35%	19	25%	12	25%	87	31%
1000 - 1999	57	36%	23	30%	11	23%	91	32%
2000 - 2999	20	13%	6	8%	4	8%	30	11%
3000 - 3999	13	8%	5	6%	5	10%	23	8%
4000 - 4999	5	3%	4	5%	5	10%	14	5%
5000 - 5999	2	1%	3	4%	1	2%	6	2%
6000 - 6999	1	0%	5	7%	0	0%	6	2%
7000 - 7999	0	0%	2	3%	0	0%	2	0%
8000 - 8999	1	0%	2	5%	1	2%	4	1%
9000 - 9999	0	0%	1	1%	1	2%	2	0%
10,000 or more	5	3%	6	8%	8	17%	19	7%
Universe	160 [2]	100%	76 [2]	100%	48	100%	284	100%

(1) gross leasable floor area
Source - Hamilton-Wentworth Assessment Records

(2) universe does not match numbers in a) due to combined floor areas

c) Vacant Commercial Floor Area

Location and Floor Area of Vacant Commercial Space

Address	Floor Area (1) ft.^{2}	m^2
Area One		
179 King St. W.	672	62.4
11 Sydenham St.	112	10.4
14B Cross St.	2,926	271.8
33 King St. E. Unit 6	635	58.9
Units 11 & 12	1,150	106.8
1 East St. N.	10,150	943.0
7 Governor's Rd.	*	*
5 Governor's Rd.	*	*
10 Governor's Rd.	1,595	140.0
Total Area 1	17,240	1601.3
Area Two		
115 King St. W.	*	*
103-105 King St. W.	2,115	196.4
57 King St. W.	1,029	169.9
136A King St. W.	482	44.8
100 King St. W.	*	*
98 King St. W.	*	*
94 King St. W.	*	*
90 King St. W.	*	*
60 King St. W.	4,126	383.2
6-8 King St. W.	37,651	3523.0
Total Area 2	46,203	4317.3
Area Three		
272 Governor's Road	1,600	148.6
211 York Rd. Unit A	968	89.3
Unit B	968	89.3
Total Area 3	3,536	327.2

* not available
(1) Source - Hamilton-Wentworth Assessment Records

Total Vacant Commercial Floor Area

	Area 1	Area 2	Area 3	Total Commercial
Number of Vacant Spaces	9	10	3	22
Proportion of Total Vacant Spaces	41%	45%	14%	100%
Vacant Floor Area -ft^2	17,240	46,203	3,536	66,967
-m^2	1601.3	4317.3	327.2	6245.8
Proportion of Total Vacant Area	26%	69%	5%	100%

d) Total Commercial Floor Area

Occupied Commercial & Vacant Commercial Floor Area

	Area 1			Area 2			Area 3			Total Commercial		%
	ft^2	m^2	%	ft^2	m^2	%	ft^2	m^2	%	ft^2	m^2	
vacant floor area	17,240	1601.3	5%	46,203	4317.3	14%	3,536	327.2	1%	66,967	6245.8	7%
occupied floor area	343,868	31946.4	95%	290,768	27012.3	86%	272,804	25343.5	99%	907,440	64302.2	93%
TOTAL COMMERCIAL AREA	361,108	33547.7		336,971	31329.6		276,340	25670.7		974,407	90548.0	100%
Proportion of Total	37%			35%			28%			100%		

e) Occupied Commercial Lot Area [1]

Total Lot Areas

	Area 1	Area 2	Area 3	Total Commercial
Lot area - ac. - ha.	30.93 12.52	10.61 4.29	30.51 12.35	72.05 29.16
Proportion of Universe	43%	15%	42%	100%

Size of Commercial Lots

Lot Area (ac.)	Area 1		Area 2		Area 3		Total Commercial	
up to 0.50	83	86%	45	94%	5	42%	133	85%
0.51-1.00	7	7%	3	6%	1	8%	11	7%
1.01-1.50	4	4%	0	0%	0	0%	4	3%
1.51-2.00	1	1%	0	0%	1	8%	2	1%
more than 2.00	2	2%	0	0%	5	42%	7	4%
Universe	97	100%	48	100%	12	100%	157	100%

(1) Source - Hamilton Wentworth Assessment Records

2.2.2. Questionnaire Findings

This section is a tally of the data gathered as a direct result of the questionnaire mailed to all businesses.

The format is identical to the questionnaire, a copy of which can be found in Appendix A.

1. Response to Survey

Response Type	Area 1		Area 2		Area 3		Total Commercial	
Questionnaire	98	58%	48	59%	25	52%	171	57%
Telephone	40	22%	20	25%	11	23%	71	24%
Total Response -sample	138	80%	68	84%	36	75%	242	81%
Universe	170	100%	81	100%	48	100%	299	100%

2. Summary of Commercial Activities[1]

RETAIL	Area 1	Area 2	Area 3	Total Commercial
alcoholic beverages	2	-	-	2
antique, auction, flea market	2	3	-	5
art	1	-	-	1
automotive	2	1	-	3
baked goods	-	2	-	2
beverage (non-alcoholic)	1	-	1	2
books	1	1	1	3
building supplies	2	-	-	2
candy	-	1	-	1
clothing - new	6	4	3	13
- used	3	-	-	3
department	-	-	3	3
electronic equipment	3	-	1	4
fabric, hobby, craft	3	2	2	7
florists & garden centres	3	2	3	8
furniture & appliance	1	1	-	2
grocery, food	5	4	4	13
gift	1	3	-	4
hardware	-	1	2	3
home furnishings, decor	7	3	-	10
jewellery	1	2	1	4
monument	1	-	-	1
music	2	1	-	3
office supplies	2	-	-	2
pet supplies	3	-	-	3
pharmacy	1	1	1	3
photographic supplies	-	1	1	2
shoes	1	1	1	3
sporting goods	1	3	1	5
toys	-	1	-	1
variety or convenience	5	1	3	9
warehouse	2	-	-	2
Total Retail	62	40	28	130

(1) Classification adapted from Standard Industrial Classification Manual Division 8,9,10; Appendix B

SERVICE	Area 1	Area 2	Area 3	Total Commercial	
appliance repair	-	1	-	1	
automotive service or sales	10	1	-	11	
banquet hall	-	1	-	1	
construction, contracting	1	-	1	2	
courier	1	-	-	1	
distribution(product)	3	-	-	3	
driving instruction	1	-	-	1	
electrical, plumbing etc.	8	-	--	8	
engineering	1	-	-	1	
equipment rental	1	-	-	1	
fast food or take-out	6	4	-	10	
financial	4	4	1	9	
funeral service	2	-	-	2	
gas bar	1	-	-	1	
glass or framery	3	-	1	4	
hair salon, barber	9	3	5	17	
health service	2	-	-	2	
hotel or tavern	-	3	-	3	
insurance	2	2	-	4	
ironwork	1	-	-	1	
laundry	5	1	1	7	
legal service	5	2	-	7	
lock & key	-	1	-	1	
medical	16	8	1	25	
movers	-	-	1	1	
personnel	-	1	-	1	
photofinishing	2	-	-	2	
publishing	1	-	-	1	
radio & TV repair	1	-	-	1	
recreation	1	-	1	2	
real estate	4	1	-	5	
restaurant	6	1	3	10	
service station & auto repair	4	1	3	8	
shoe repair	1	1	1	3	
signs & printing	3	-	-	3	
tailor, dressmaker	1	1	-	2	
transportation service	1	2	-	3	
travel agent	1	1	-	2	
veterinary	-	1	-	1	
unknown	-	-	1	1	
Total Service	108	41	20	169	57%
Total Retail	62	40	28	130	43%
Total Business	170	81	48	299	100%

3. Number of Employees

Persons Employed by Each Business

Range of Employees	Area 1	Area 2	Area 3	Total Commercial
0-5	75%	62%	53%	68%
6-10	12%	18%	22%	15%
11-15	4%	4%	5%	4%
16-20	1%	6%	0%	2%
21-25	0%	3%	3%	1%
26-30	1%	1%	3%	1%
over 30	1%	1%	11%	2%
n/a	6%	5%	3%	5%
Total	100%	100%	100%	100%
Universe	138	68	36	242

Total Employees

	Area 1	Area 2	Area 3	Total Commercial
Total Employees	559	405	495	1459
Proportion of Total	38%	28%	34%	100%

4. Status of Tenure

Tenure	Area 1		Area 2		Area 3		Total Commercial	
Owner	45	33%	24	35%	6	17%	75	31%
Tenant	87	63%	44	65%	30	83%	161	67%
n/a	6	4%	-	-	-	-	6	2%
Universe	138	100%	68	100%	36	100%	242	100%

5. Floor/Level of Business

Level	Area 1	Area 2	Area 3	Total Commercial
basement only	1	1	1	3
first only	120	49	29	198
second only	4	6	-	10
other	2	-	-	2
more than one	11	12	6	29
Universe	138	68	36	242

6. Off-Street Parking

Extent of Parking Provided

Parking	Area 1		Area 2		Area 3		Total Commercial	
n/a	9	7%	4	6%	1	3%	14	6%
none	34	25%	22	32%	-	-	56	23%
one of customer or employee	28	20%	22	32%	2	5%	52	21%
both customer & employee	54	39%	20	30%	5	14%	79	33%
plaza	13	9%	-	-	28	78%	41	17%
Universe	138	100%	68	100%	36	100%	242	100%

7. Number of Years at Present Location

Range in years	Area 1		Area 2		Area 3		Total Commercial	
up to 2	47	34%	15	22%	6	17%	68	28%
3-5	26	19%	16	24%	6	17%	48	20%
6-10	27	20%	9	13%	3	8%	39	16%
11-15	7	5%	3	4%	2	6%	12	5%
16-20	7	5%	6	9%	11	30%	24	10%
21-50	10	7%	8	12%	4	11%	22	9%
more than 50	3	2%	7	10%	0	0%	10	4%
n/a	11	8%	4	6%	4	11%	19	8%
Universe	138	100%	68	100%	36	100%	242	100%

8. i) Plans for Expansion

	Area 1		Area 2		Area 3		Total Commercial	
n/a	40	29%	8	12%	7	19%	55	23%
no	63	60%	50	74%	28	78%	161	66%
maybe or yes	15	11%	10	14%	1	3%	26	11%
Universe	138	100%	68	100%	36	100%	242	100%

ii) Plans for Relocation

	Area 1		Area 2		Area 3		Total Commercial	
n/a	51	37%	18	26%	9	25%	78	32%
no	74	54%	44	65%	27	75%	145	60%
maybe or yes	13	9%	6	9%	-	-	19	8%
Universe	138	100%	68	100%	36	100%	242	100%
Reasons for relocation (in order of frequency)	- need more space - taxes high - partnership change - B.I.A. traffic plans		- want ownership - need space - B.I.A. traffic plans - B.I.A. tax - want street level					

9. Improvements Initiated to Building

	Area 1		Area 2		Area 3		Total Commercial	
n/a	44	32%	20	29%	27	75%	91	38%
no	31	22%	14	20%	4	11%	49	20%
yes: cosmetic	28	20%	14	20%	3	8%	45	19%
structural	35	26%	20	29%	2	6%	57	23%
Universe	138	100%	68	100%	36	100%	242	100%

Date of Improvements (yrs. ago)	Area 1		Area 2		Area 3		Total Commercial	
0-1	12	19%	8	23%	3	60%	23	22%
2	7	11%	5	15%	0	0%	12	12%
3	4	6%	3	9%	0	0%	7	7%
4	2	3%	2	6%	0	0%	4	4%
5-10	4	6%	2	6%	0	0%	6	6%
10-20	4	6%	0	0%	1	20%	5	5%
over 20	0	0%	0	0%	0	0%	0	0%
n/a	30	48%	14	41%	1	20%	45	44%
Universe	63	100%	34	100%	5	100%	102	100%

10. Proposed Improvements

	Area 1		Area 2		Area 3		All Commercial	
n/a	44	32%	17	25%	27	75%	88	36%
no	75	54%	36	53%	4	11%	115	48%
yes: cosmetic	7	5%	4	6%	3	8%	14	6%
structural	12	9%	11	16%	2	6%	25	10%
Universe	138	100%	68	100%	36	100%	242	100%

Section 3

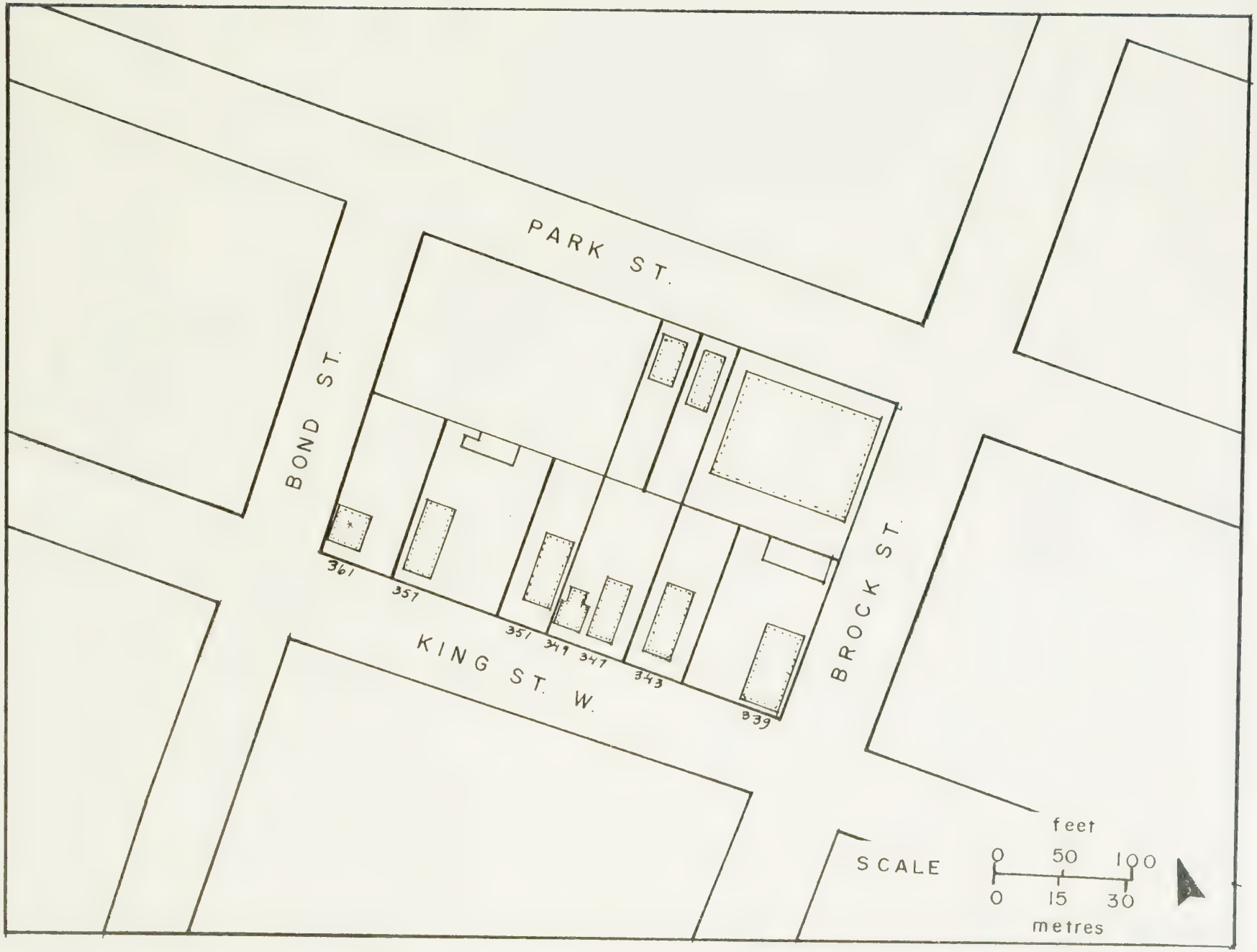
INVENTORY

KEY TO MAPS

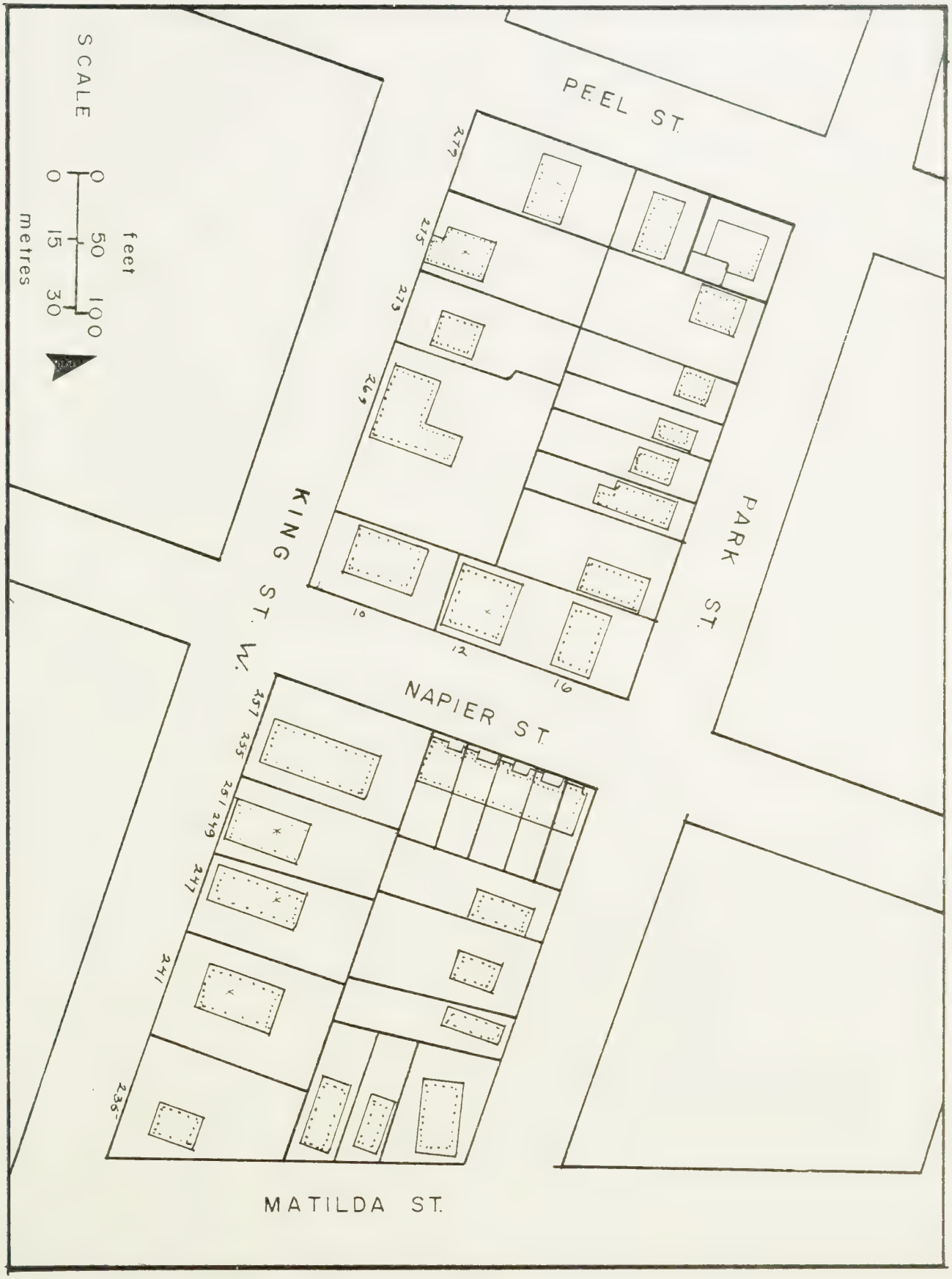
lot lines

buildings

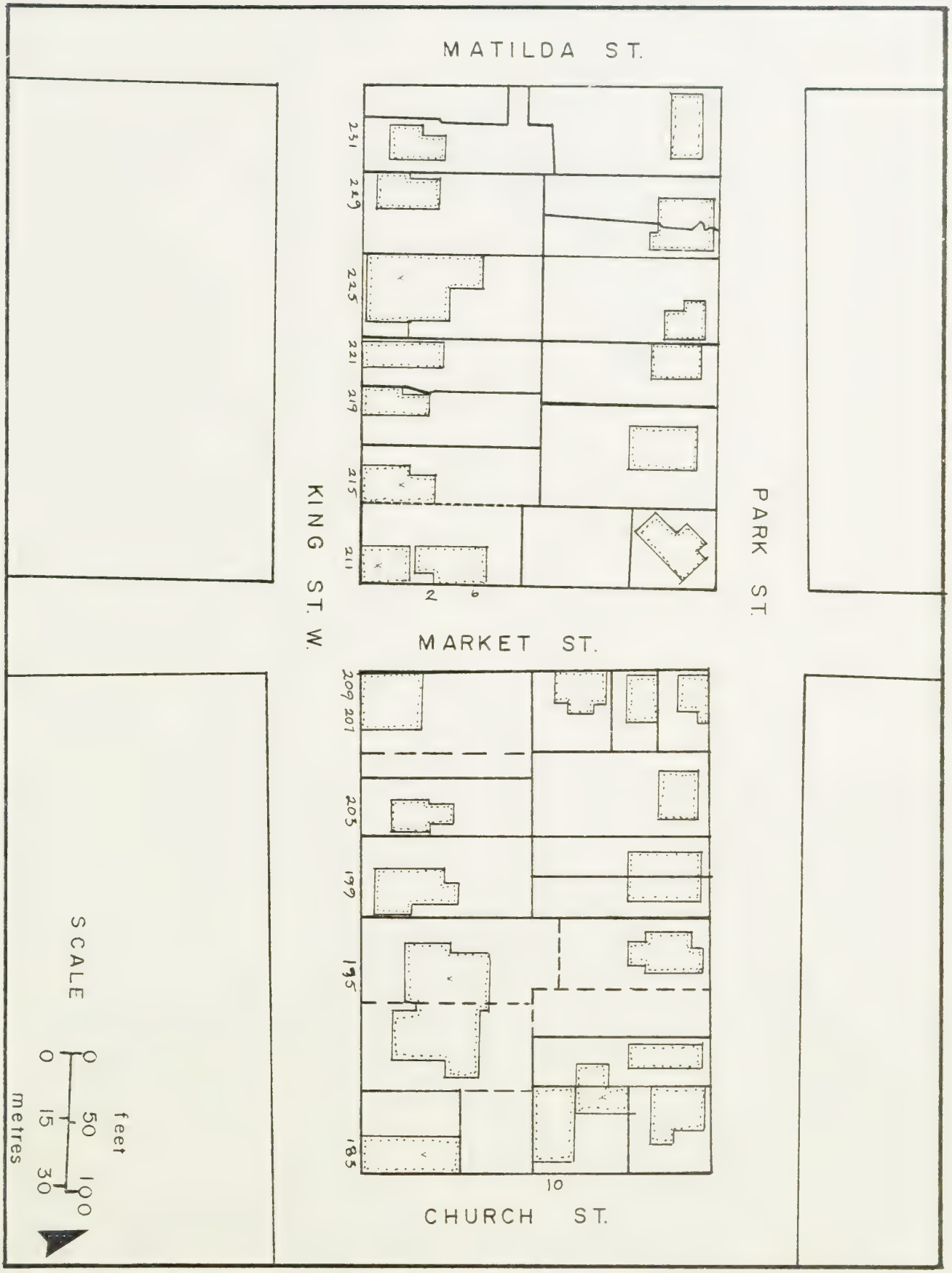
commercial buildings


PARK ST.
BOND ST.
BROCK ST.
KING ST. W.
361
357
351
349
347
343
339
SCALE
feet
0
50
100
0
15
30
metres

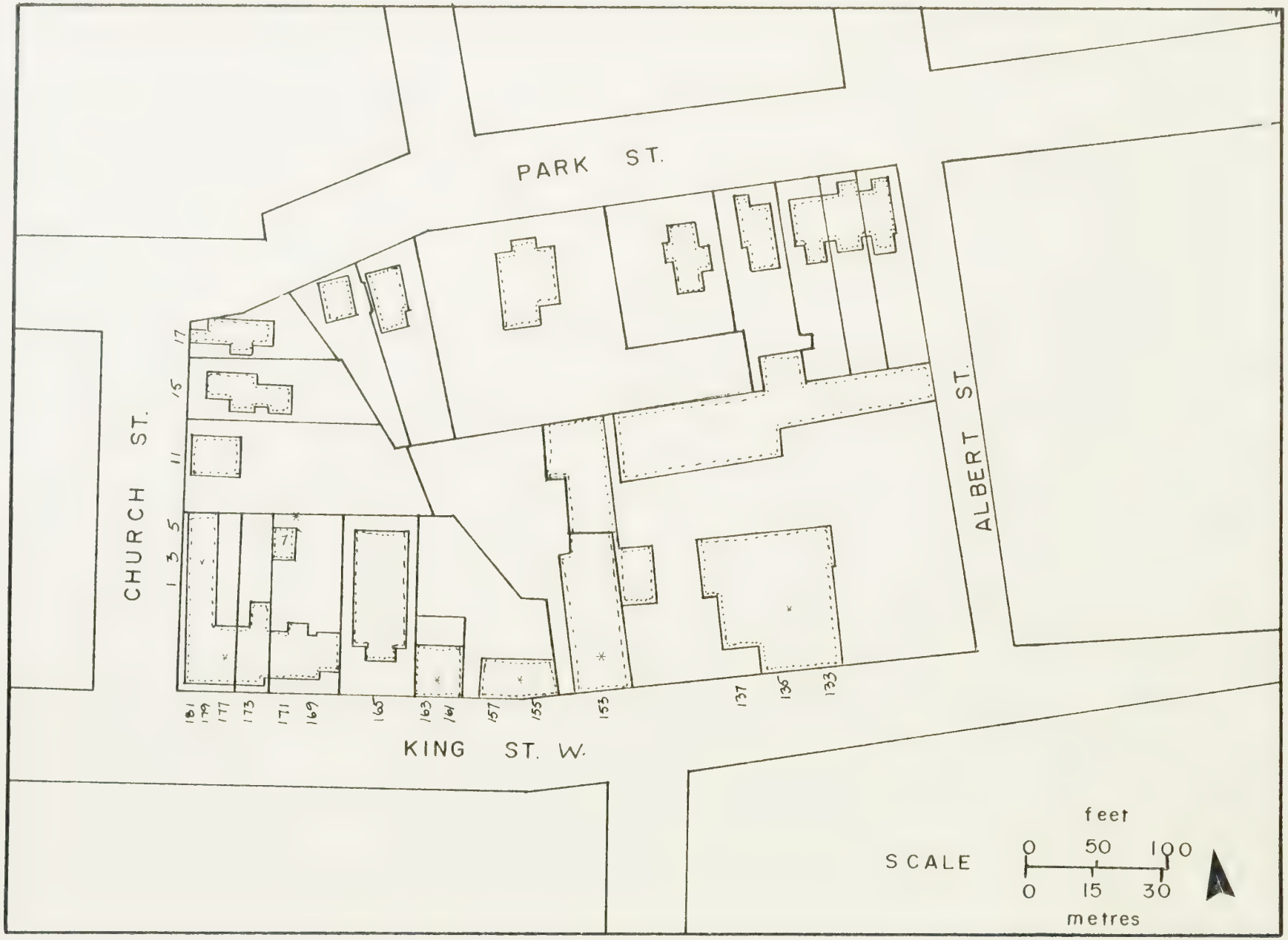
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
361 King St.W.	1	LOWE BROS. AIR CONDITIONING	*	*	*	block building - 1245 1- 693 T- 1938	 115.6 64.4 180.0	0.17	.069


SCALE
0
50
100
feet
0
15
30
metres
PEEL ST.
277
275
273
269
10
12
16
KING ST. W.
PARK ST.
NAPIER ST.
257
255
251
249
247
241
235
MATILDA ST.

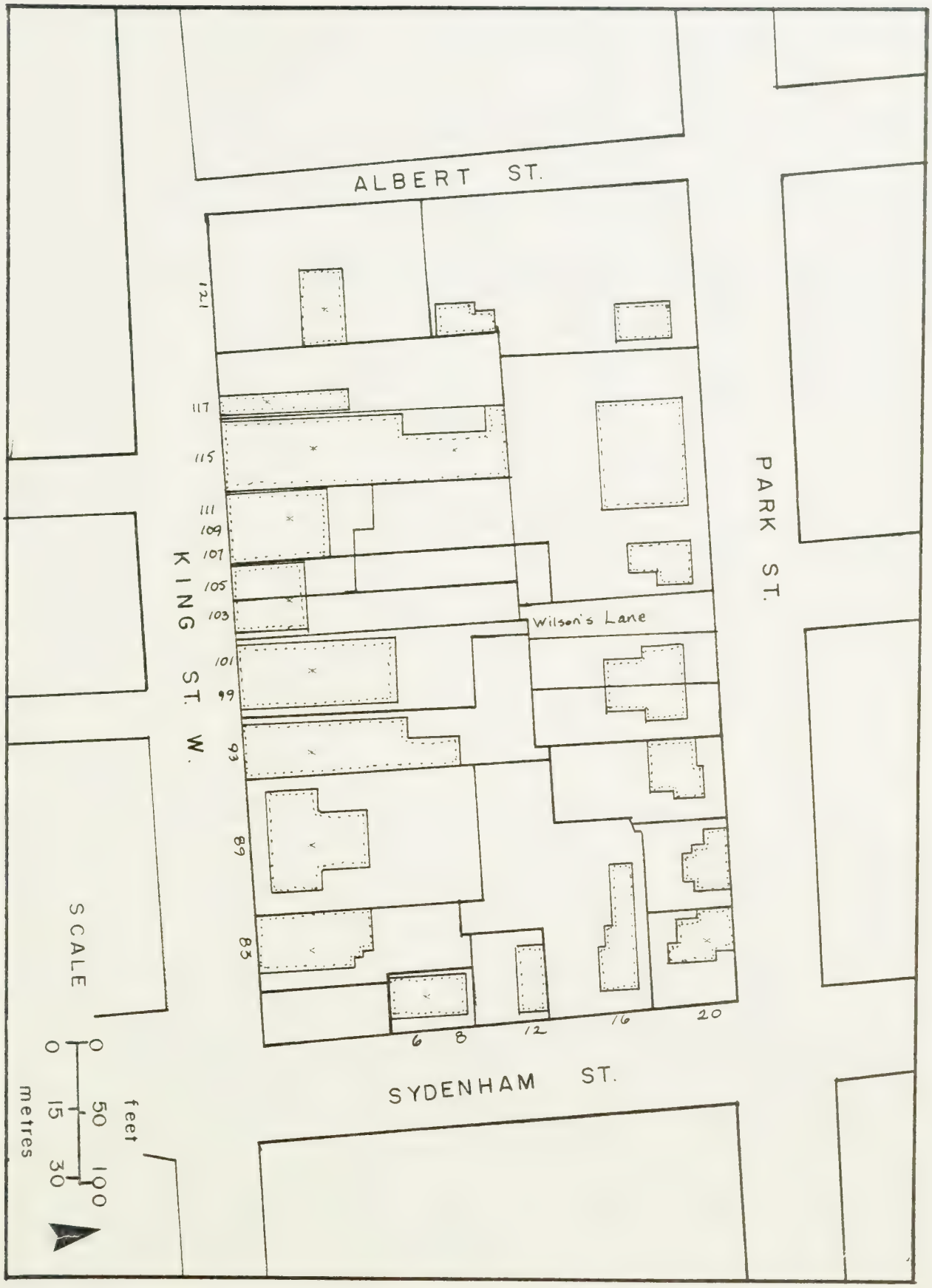
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.^{2}	m^2	ac.	ha.
279 King St.W.	1	VALLEY TOWN CONSTRUCTION LTD.	*	*	*	1- 1208	112.2	0.17	.069
275 King St.W.	1	GARY'S VARIETY	variety	4	O	1- 460	42.7	0.17	.069
12 Napier St.	1	CUSTOM HEATING	sheet metal business	1	T	1- 2105	195.5	0.20	.081
251 King St.W.	1	CHRISTINE'S HAIRSTYLING	hairdressing	1	T	1- 701	65.1	0.15	.062
249 King St.W.	1	GREAT SOUNDS IN MUSIC	music accessories, lessons	1	T	1- 446	41.4		
247 King St.W.	1	SMITH ELECTRONICS	sales and service of electronic equipment	2	T	b- 1980 1- 1980 T- 3960	183.9 183.9 367.8	0.16	.066
241 King St.W.	1	P & H HEALTH FOODS	health foods & supplements	1	T	b- 1241 1- 1651 T- 2892	115.3 153.4 268.7	0.21	.085
	1	STRAWBERRY BASKET	gifts	*	*				


MATILDA ST.
231
229
225
221
219
215
211
2
6
KING ST. W.
PARK ST.
MARKET ST.
209 207
203
199
195
185
10
CHURCH ST.
SCALE
0
50
100
feet
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
225 King St.W.	1	SCHWABEN INN	restaurant	27	T	b- 1629 1- 3855 T- 5484	151.3 358.1 509.4	0.17	.069
215 King St.W.	1	MARY SPITZER	ophthamologist	3	O	1- 1212	112.6	0.28	.113
211 King St.W.	1	CLARK & MORRISON INTERIORS LTD.	carpet, drapery, paint & wallpaper	5	T	b- 780 1- 2520 T- 3300	72.5 234.1 306.6		
195 King St.W.	1	J. B. MARLATT FUNERAL HOME	funeral home	1	O	b- 1130 1- 2697 T- 3827	104.9 250.5 355.4	0.35	.142
183 King St.W.	1	NORMA'S GROCERY	grocery	1	O	b- 1029 1- 1645 T- 2674	95.6 152.8 248.4	0.10	.040
10 Church St. (shop)	1	J. K. POLLARD & SONS	plumbing & heating	1	T	1- 688	63.9	0.08	.032


PARK ST.
CHURCH ST.
ALBERT ST.
KING ST. W.
1
3
5
11
15
17
181
179
177
173
171
169
165
163
161
157
155
153
137
136
133
SCALE
feet
0
50
100
0
15
30
metres

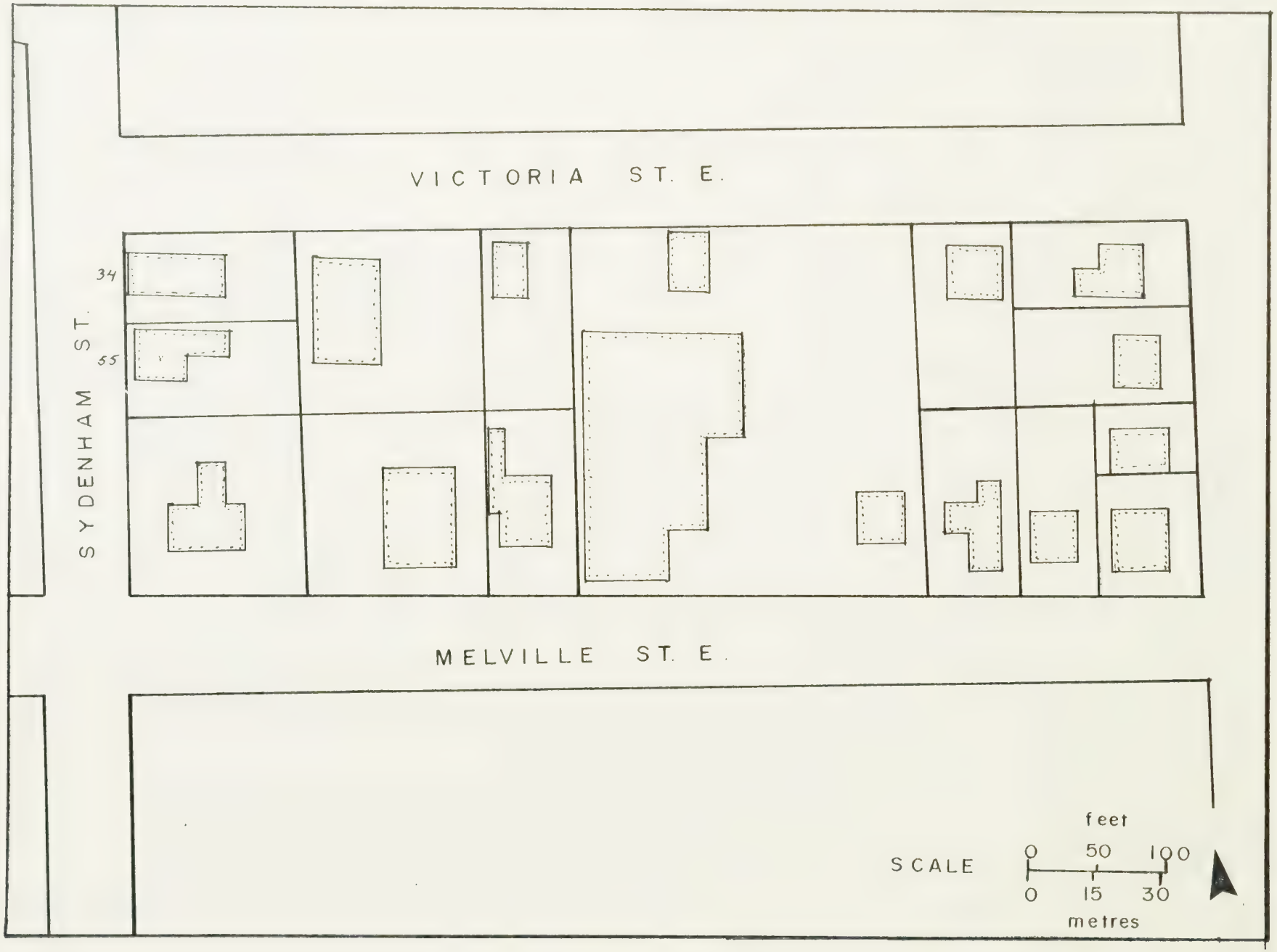
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.²	FLOOR AREA m²	LOT AREA ac.	LOT AREA ha.
7 Church St.	1	PRATT ARTHUR COMMERCIAL PRINTING	printing	*	*	1- 720	66.9	0.15	0.61
5 Church St.	1	FODEN PLANNED KITCHENS	kitchen planning	1	T	1- 760	70.6	0.11	0.45
3 Church St.	1	PAUWEL'S TOURS	travel agency	3	T	1- 425	39.5		
1 Church St.	1	HOME ALUMINUM PRODUCTS	windows, aluminum siding	1	T	1- 500	46.4		
181 King St.W.	1	SATURDAY'S CHILD	children's wear	3	T	1- 704	65.4		
179 King St.W.	1	VACANT	*	*	*	1- 672	62.4		
177 King St. W.	1	DUNDAS OFFICE SUPPLY	stationery	4	O	1- 928	86.2	0.06	.026
163 King St.W.	1	LESLIE PACI	law office	2	T	2- 1088	101.0	0.04	0.16
	1	ROSE ARNOLD	electrolysis	1	T				
161 King St.W.	1	JOHN MAHONY	law office	*	*	1- 1088	101.0		
155-157 King W	1	DUNDAS VALLEY ANTIQUES	antiques	*	*	b- 999 1-1492 2-1492 T-3983	92.8 138.6 138.6 370.0	0.16	0.64
153 King St.W.	1	MORRISON'S OF DUNDAS	home furnishings	7	O	1-4450	413.4	0.30	0.12
133-137 King W	1	PENN CASHWAY CENTRES	building supplies	7	O	b-2389 1-13002 2-5955 T-21346	221.9 1207.9 553.2 1983.0	1.19	.483


ALBERT ST.
PARK ST.
KING ST. W.
SYDENHAM ST.
Wilson's Lane
121
117
115
111
109
107
105
103
101
99
93
89
85
6
8
12
16
20
SCALE
0
50
100
feet
0
15
30
metres

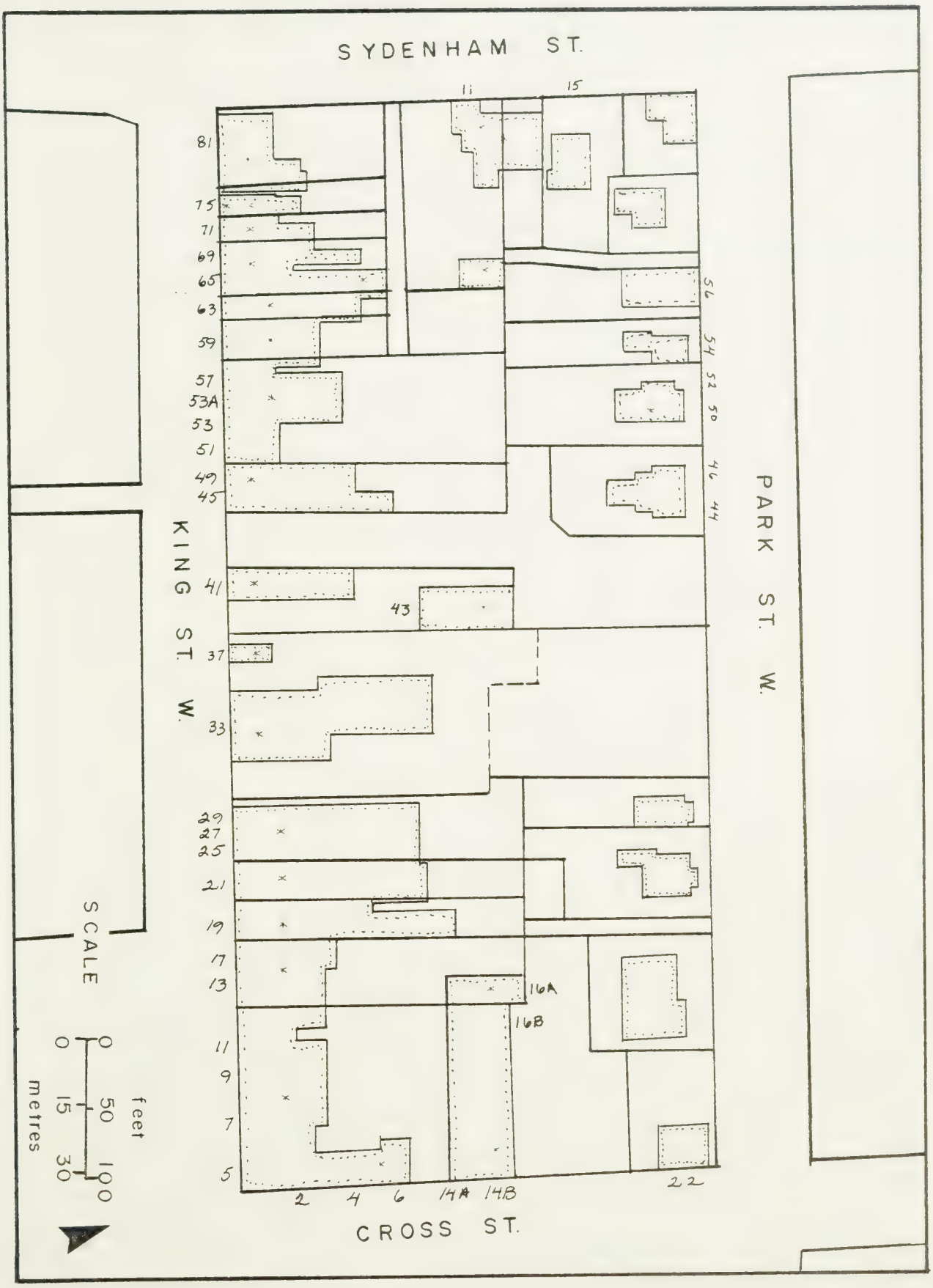
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.²	FLOOR AREA m²	LOT AREA ac.	LOT AREA ha.
121 King St.W.	2	RUSHTON'S ESSO	Esso Service Station	6	T	1-1669	155.	0.36	0.14
117 King St.W.	2	MAPLE CYCLERY	bicycle sales & service	*	T	b- 848 1-1445 2- 825 T-3118	78.8 134.2 76.6 289.6	0.24	0.10
115 King St.W.	2	PINDER'S VARIETY	variety	6	O	b-4524 1-5719 T-10243	420.3 531.3 951.6	0.24	.097
rear	2	BRUNELLA BAKERY	baked goods	6	T	1-1306	121.3		
bsmt.	2	MORDEN'S BAKERY	baked goods	3	T	1-1195	111.0		
2nd.fl.	2	GEORGE SMITH	dentistry	*	T				
2nd.fl.	2	IAN K. MACINTOSH	dentistry	5	T	2-5719	531.3		
2nd.fl.	2	VAN HEES PERSONNEL	personnel consultants	3	T				
2nd.fl.	2	vacant	*	*	*				
109 King St.W.	2	CONNAUGHT CAMERA	cameras & supplies	*	*	1-1200	111.4	0.24	.091
107 King St.W.	2	SHARP SUPPLY	lawn, garden, feed & pet supplies	*	*	1-2600	241.5		
103-105 King W	2	RALPH'S DRUGS	pharmacy	*	*	b-4230 1-4230 T-8460	392.9 392.9 785.8	0.24	.096
2nd.fl.	2	KARL KONIETZKO	dentistry	3	T	2-2115	196.4		
2nd.fl.	2	JOHN FAWCETT	dentistry	2	T				
2nd.fl.	2	vacant	*	*	*	2-2115	196.4		

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
101 King St.W.	2	ERVIN'S TAILOR SHOP	tailoring	1	T				
2nd fl.	2	EDNA BAILEY	chiropractor	1	T	2-3579	322.5		
2nd.fl.	2	VALLEY TAXI	taxi	6	T				
99 King St.W.	2	THE LIVERY	*	*	*	b-3597 1-2530 T-6127	334.2 235.0 569.2	0.55	.221
93 King St.W.	2	GOLDEN VALLEY INN LTD	hotel	35	O	1-9305 2-2196 3- 816 T-12317	864.4 204.0 75.8 1144.2		
89 King St.W.	2	COACH HOUSE	hotel	0	20	b-4100 1-5122 2-4100 3-4100 T-17422	300.9 475.8 300.9 300.9 1618.5	0.38	.152
83 King St.W.	2	CANADIAN IMPERIAL BANK OF COMMERCE	banking	0		b-3397 1-3397 T-6794	315.6 315.6 631.2	0.28	.113
6 Sydenham	1	J.D. FLEMING	dentistry	*	*	1-1792	166.5	0.05	.020
8 Sydenham	1	HUGH MC COY	physician	0	*	2-1027	95.4		
20 Sydenham	1	DAVID CHURCHILL	chiropractor	0	*	1- 476	44.2	0.09	.036

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
101 King St.W.	2	ERVIN'S TAILOR SHOP	tailoring	1	T				
2nd fl.	2	EDNA BAILEY	chiropractor	1	T	2-3579	322.5		
2nd.fl.	2	VALLEY TAXI	taxi	6	T				
99 King St.W.	2	THE LIVERY	*	*	*	b-3597 1-2530 T-6127	334.2 235.0 569.2	0.55	.221
93 King St.W.	2	GOLDEN VALLEY INN LTD	hotel	35	O	1-9305 2-2196 3- 816 T-12317	864.4 204.0 75.8 1144.2		
89 King St.W.	2	COACH HOUSE	hotel	O	20	b-4100 1-5122 2-4100 3-4100 T-17422	300.9 475.8 300.9 300.9 1618.5	0.38	.152
83 King St.W.	2	CANADIAN IMPERIAL BANK OF COMMERCE	banking	O		b-3397 1-3397 T-6794	315.6 315.6 631.2	0.28	.113
6 Sydenham	1	J.D. FLEMING	dentistry	*	*	1-1792	166.5	0.05	.020
8 Sydenham	1	HUGH MC COY	physician	O	*	2-1027	95.4		
20 Sydenham	1	DAVID CHURCHILL	chiropractor	O	*	1- 476	44.2	0.09	.036


VICTORIA ST. E.
SYDENHAM ST.
34
55
MELVILLE ST. E.
SCALE
feet
0 50 100
0 15 30
metres

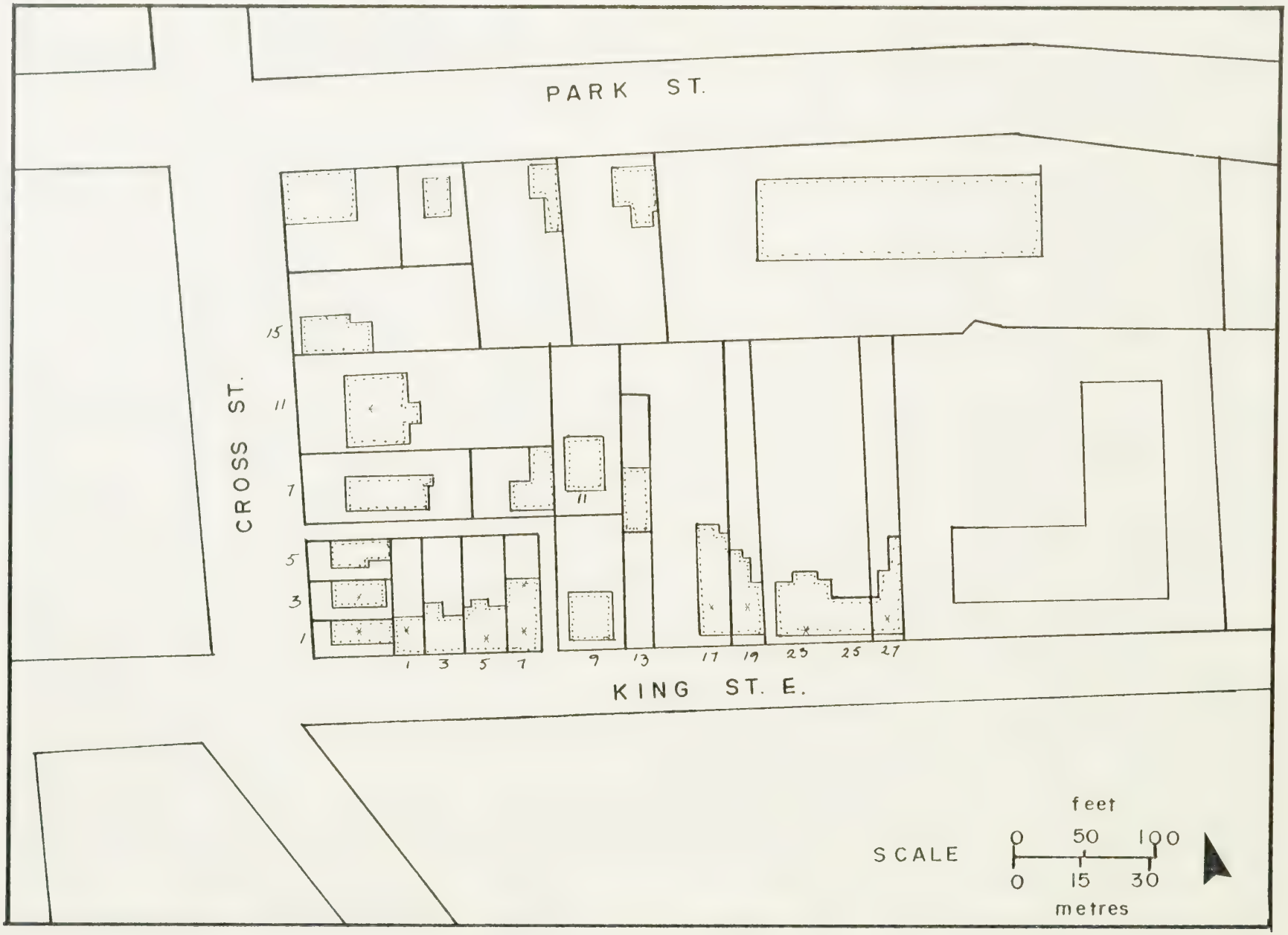
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
55 Sydenham	1	D. WHITTIER	physician	1	0	1- 476	44.2	0.20	.081


SYDENHAM ST.
11
15
81
75
71
69
65
63
59
57
53A
53
51
49
45
41
43
37
33
29
27
25
21
19
17
13
11
9
7
5
56
54
52
50
46
44
16A
16B
2
4
6
14A
14B
22
KING ST. W.
PARK ST. W.
CROSS ST.
SCALE
feet
0
50
100
metres
0
15
30

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.²	FLOOR AREA m²	LOT AREA ac.	LOT AREA ha.
50 Park St. W	1	J. MAC RAE & J. SPRING	chiropractors	*	*	1-1008	93.6	0.26	.106
11 Sydenham St	1	ONTARIO CHIROPRATIC CREDIT UNION	*	*	*	1- 216	20.0	0.22	.089
	1	KEEN COMMUNITY CREDIT UNION	financial	*	*	1- 451	41.9		
carriage house	1	PARAMOUNT IGNITION SERVICE	automotive electrical	1	T	1- 744	69.1		
	1	vacant	*	*	*	1- 112	10.4		
81 King St.W.	2	BANK OF MONTREAL	banking	15	O	b- 2504 1- 2507 T- 5011	232.6 232.9 465.5	0.15	.061
75 King St. W.	2	R & J SPORTS	sporting goods	2	T	b- 209 1- 939 T 1148	19.4 87.2 106.6	0.06	.024
71 King St.W.	2	KELDAY'S	gifts, cards, tobacco	2	T	b- 224 1- 1194 T- 1418	20.8 110.9 131.7	0.06	.024
69 King St. W.	2	SWEET THINGS OF DUNDAS LTD.	*	*	*	1- 419	38.9	0.10	.040
65 King St.W.	2	FATALE LINGERIE	lingerie	*	*	1-2398	222.8		
rear	1	BRIAN'S SIGN SHOP	signs, lettering	1	T	1- 700	65.0		
63 King St.W.	2	LEE & LEE	law office	4	O	1-1497	139.0	0.04	.016
59 King St.W.	2	COIFFURE DE PARIS	beauty salon	3	O	1-1935	179.76	0.08	.032
57 King St.W.	2	vacant	*	*	*	1-1829	169.9	0.34	.138
53A King St.W.	2	ERIK'S HAIR DESIGN	hairdesign	1	T	1- 379	35.2		

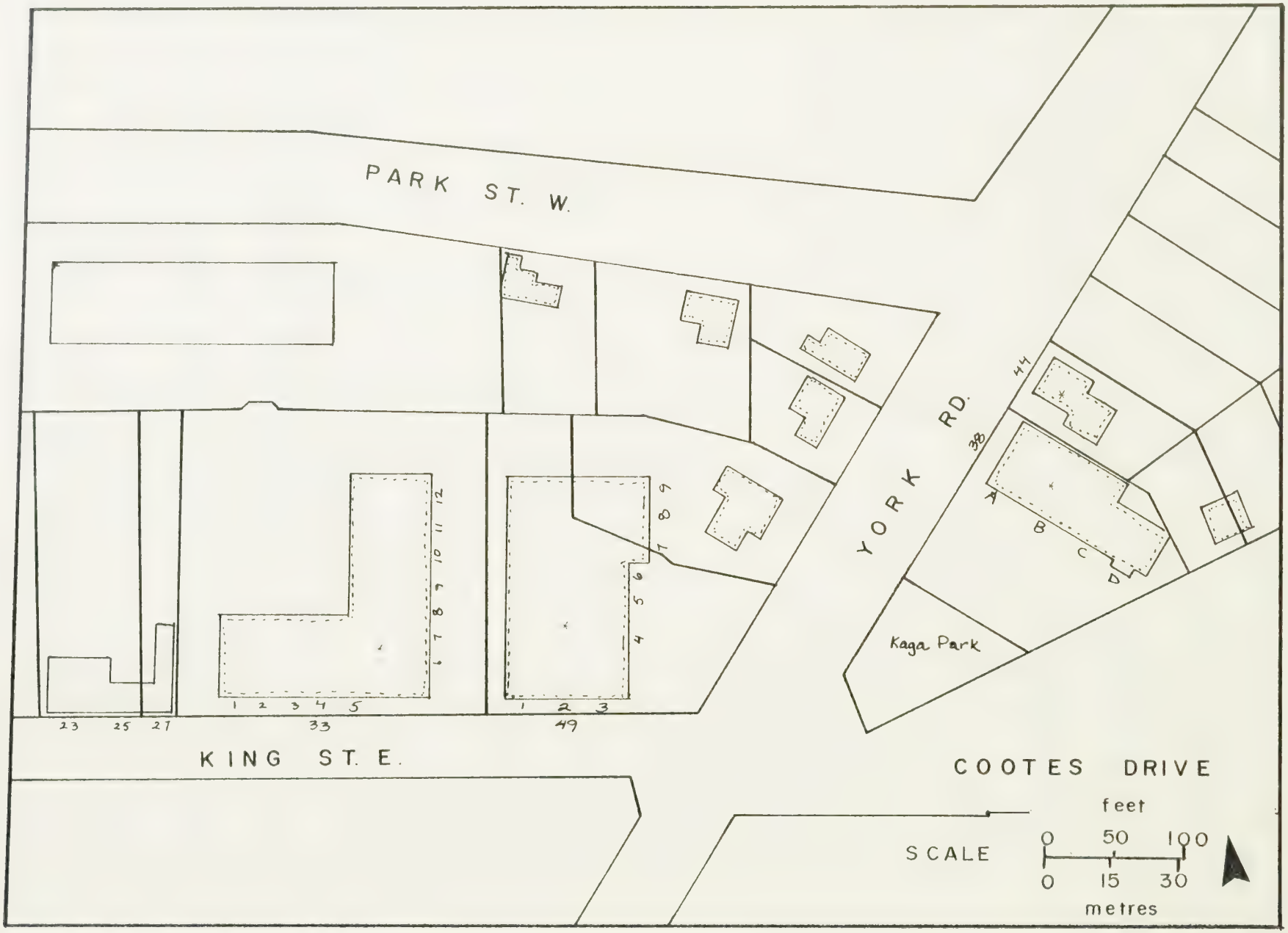
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
53 King St.W.	2	HERD VACUUM REPAIR SERVICE	appliance & vacuum repair and service	1	T	1- 334	31.0		
51 King St.W.	2	JEAN'S HAIR STYLING	hair dressing	4	T	1- 457	42.4		
45-49 King W	2	BOOTH FURNITURE & APPLIANCE LTD.	furniture & appliances	3	O	1-2153 2-2153 T-4306	200.0 200.0 400.0	0.16	.065
43 King St.W. (rear)	2	DUNDAS ANIMAL HOSPITAL	veterinary	7	O	1-2322	215.7	0.23	.093
41 King St.W.	2	EPH SLOTE INSURANCE	insurance agent	1	T	1- 268	24.9		
37 King St. W.	2	SHOE REPAIR	shoe repair	*	*	1- 323	30.0		
33 King St.W.	2	COLLIN'S MOTOR HOTEL	hotel, dining, banquet	0	20	b-6402 1-6282 2-4993 T-17675	594.7 583.6 463.8 1642.1	0.92	.370
29 King St.W.	2	GRAY'S FLORIST	florist	4	T	1-1668	154.9	0.24	.098
27 King St.W.	2	OUR GANG MUSIC SHOP	records, tapes, guitar lessons, tickets	2	T	1- 699	64.9		
25 King St.W.	2	HERB BOWES CLEANERS	drycleaning & laundry	9	O	1-3782	351.3		
21 King St.W.	2	LINKS FOOD MARKET	delicatessen	16	O	b-2294 1-4343 T-6737	213.0 403.5 616.5	0.13	.053
19 King St. W.	2	HUGH WALKER (RONDO) HARDWARE	hardware	6	T	b-1700 1-2620 T-4320	157.9 243.4 401.3	0.12	.049
17 King St.W	2	DAVID HOUSE MENS WEAR	men's wear	3	T	1-1567	145.6	0.24	.097
13 King St.W	2	THE FABRIC FACTORY	fabric	2	T	1-1638	152.2		

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
11 King St.W.	2	THE KEEPING ROOM	kitchen specialty	3	T	1- 799	74.2	0.48	.194
9 King St.W.	2	THE UPSTAIRS	flea market & antiques	*	O	1-3141 2-3141 3-3141 T-9423	291.8 291.8 291.8 875.2		
7 King St.W.	2	THE TOY DRUM	toys	1	T	1-3243	301.3		
5 King St.W.	2	JEWELS BY RUBY	jewellery	3	T	1-1380	128.2		
2 Cross St.	2	DAVID RAMSBOTTOM	law office	3	T	1- 648	60.2		
4 Cross St.	2	GWYN KNIGHT	physician	*	*	1- 768	71.3		
6 Cross St.	2	THE GREEN DOOR	antiques, gifts	1	T	1-1402	130.2		
14A Cross St	1	MC KERLIE-MILLEN	wholesale & retail automotive & indust. parts	3	T	1-1435 2-3496 T-4931	133.3 324.7 458.0	0.38	.155
14B Cross St	1	WALKER'S GLASS & FRAMERY	glass & mirror instal. & repair	2	T	1-1335	124.0		
3rd.fl	1	vacant	*	*	*	3-2926	271.8		
16A Cross St.	1	GORD'S WELDING & ORNAMENTAL IRONWORK	welding repairs, iron-work	1	T	*	*	See 17	King W.
16B Cross St.	1	CROSS ST. MEDICAL ASSOCIATES G. Barkwell/ R.James	physicians	1	T	1-1064 2-1064 T-2128	98.8 98.8 197.6	See 11	King W.


PARK ST.
CROSS ST.
KING ST. E.
15
11
7
5
3
1
1
3
5
7
9
13
17
19
23
25
27
SCALE
feet
0
50
100
0
15
30
metres

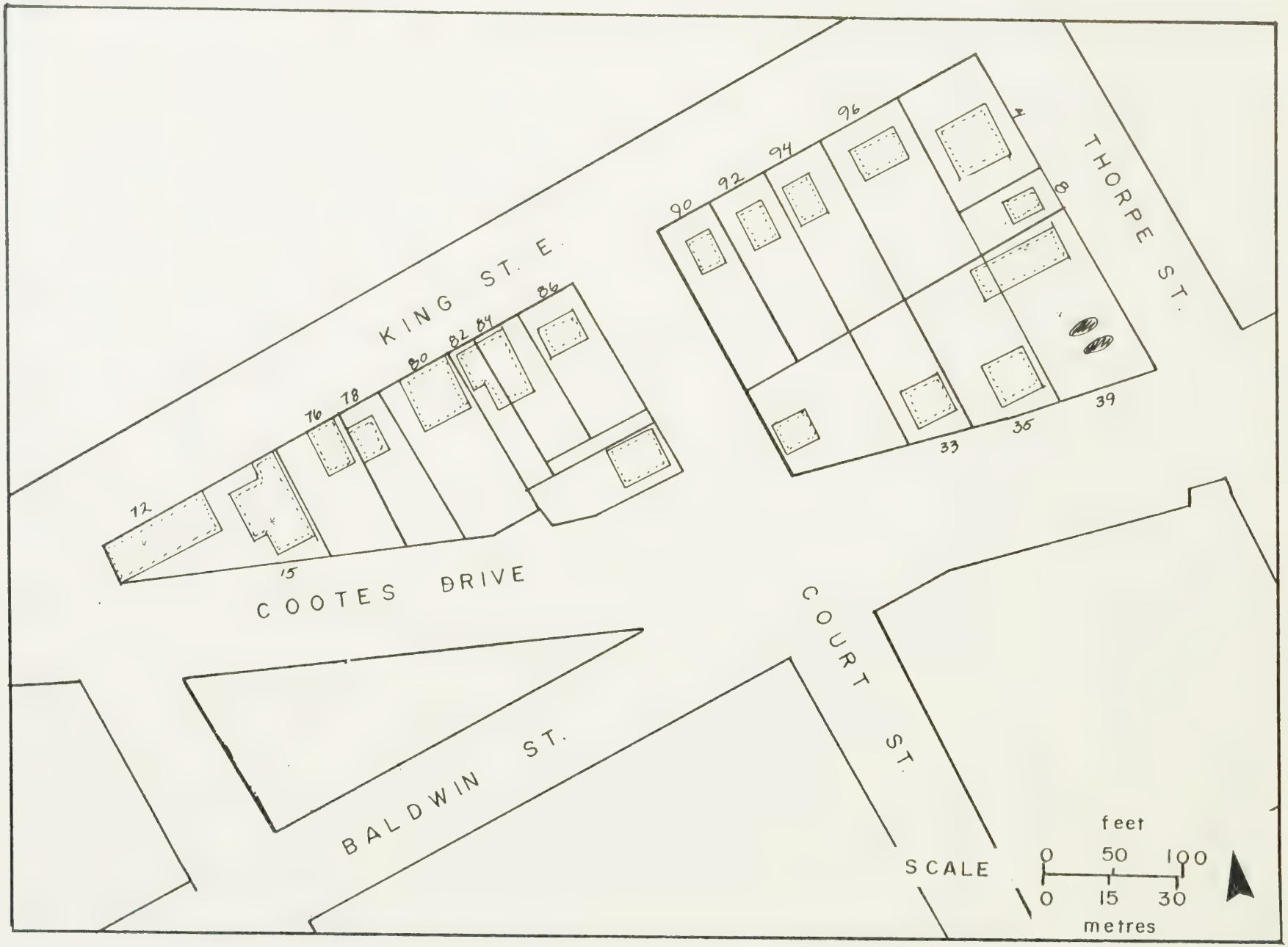
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
11 Cross St.	1	CHAPMAN & PRINCE BOOKSELLERS	books	3	O	b-1040 1-2184 T-3224	96.6 202.9 299.5	0.26	.107
3 Cross St.	1	THE VILLAGE INN	restaurant	9	O	b- 465 1- 465 2- 465 3- 277 T-1672	43.2 43.2 43.2 25.7 155.3	0.04	.016
1 Cross St.	1	HOBBIES, CRAFTS & THINGS	craft & hobby supplies	3	O	b- 642 1- 642 T-1284	59.6 59.6 119.2	0.04	.016
1 King St.E.	1	THE VILLAGE TAKE OUT	restaurant & takeout	9	O	b- 576 1- 826 T-1402	53.5 76.7 130.2	0.04	.016
5 King St. E.	1	CLOTHES CLOSET	ladies' & children's used clothing	1	T	b- 905 1-1127 T-2032	84.1 104.7 188.8	0.06	.024
7 King St.E. rear	1	JACOBS SHOE REPAIRS	shoe repair	1	T	1- 298	27.7	0.05	.020
front	1	COIN LAUNDRY	laundry	0	O	1- 720	66.9		
17 King St.E.	1	GEO. E PAWLEY REAL ESTATE	insurance & real estate	5	O	b-1136 1-1663 2-1136 T-3935	105.5 154.5 105.5 365.5	0.29	.119
19 King St. E.	1	LEE MARIE FASHION BOUTIQUE (vacated)	*	*	*	b- 737 1- 976 2- 297 T-2689	68.5 90.7 90.7 249.9	0.12	.049
23 King St.E.	1	GOOD TIMES FISHING & HUNTING CONSERVATION CLUB	conservation club	*	*	b-1154 1-1987 2-1497 T-4638		0.38	.154

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
27 King St.E.	1	JOSEPH'S HOUSE OF HAIR	hairstyling	*	*	b- 695 1- 695 T-1390	64.5 64.5 129.0	0.12	.050

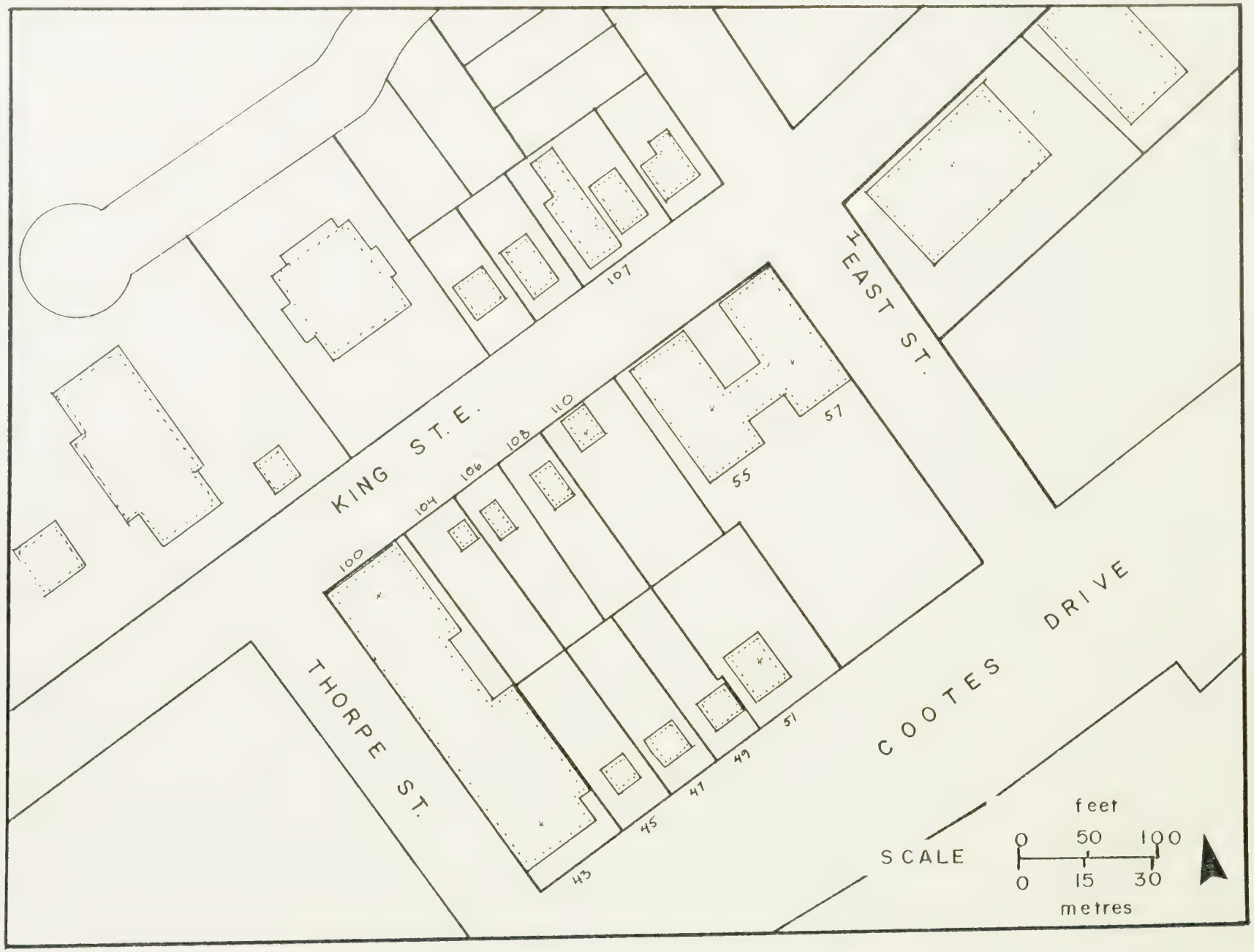

PARK ST. W.
YORK RD.
KING ST. E.
COOTES DRIVE
Kaga Park
23
25
27
33
49
38
44
A
B
C
D
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
33 King St.E.		YORKDALE PLACE						1.10	.446
Unit 1	1	LILLIAN'S STYLE SHOP	ladies wear	1	T	1- 580	53.9		
Unit 2	1	ANGELA'S CUSTOM CRAFTS	crafts & frames	5	T	1-1515	140.7		
Unit 3	1	JOAN'S TRIM WORLD	sewing notions & lace	1	T	1-1145	106.4		
Unit 4	1	DE SANTIS ELECTRONICS	electronic sales & service	1	T	1-1215	112.9		
Unit 5	1	FIGURE EIGHT BOUTIQUE	skating & dancing equip. & clothing	1	T	1- 555	51.5		
Unit 6	1	vacant	*	*	*	1- 635	58.9		
Unit 7	1	VALE CHATEAU SALON	hair dressing salon	*	T	1- 635	58.9		
Unit 8	1	DANFORD MAC KAY	dentistry	2	T	1-1060	98.5		
Unit 9	1	DEARBORN CHEMICALS LTD.	water treatment, sales & service	8	T	1-1150	106.8		
Unit 10	1	HORST DENTAL LABS LTD	prescriptions from profession	*	T	1- 915	85.0		
Unit 11 & 12	1	vacant	*	*	*	1-1150	106.8		
49 King St.E.								0.97	.393
Unit 1	1	RECORDS ON WHEELS	records	1	T	1- 550	51.1		
Unit 2	1	CO-OPERATORS INSURANCE SERVICE	insurance	2	T	1- 550	51.1		
Unit 3	1	GRANDMA LEES BAKERY	bakery & eating place	15	T	1-2115	196.5		
Unit 4	1	ST. CLAIR PAINT & PAPER PEOPLE	paint & wallpaper	*	T	1-2175	202.0		
Unit 5	1	PHOTO LAB	photofinishing	2	T	1- 516	47.9		

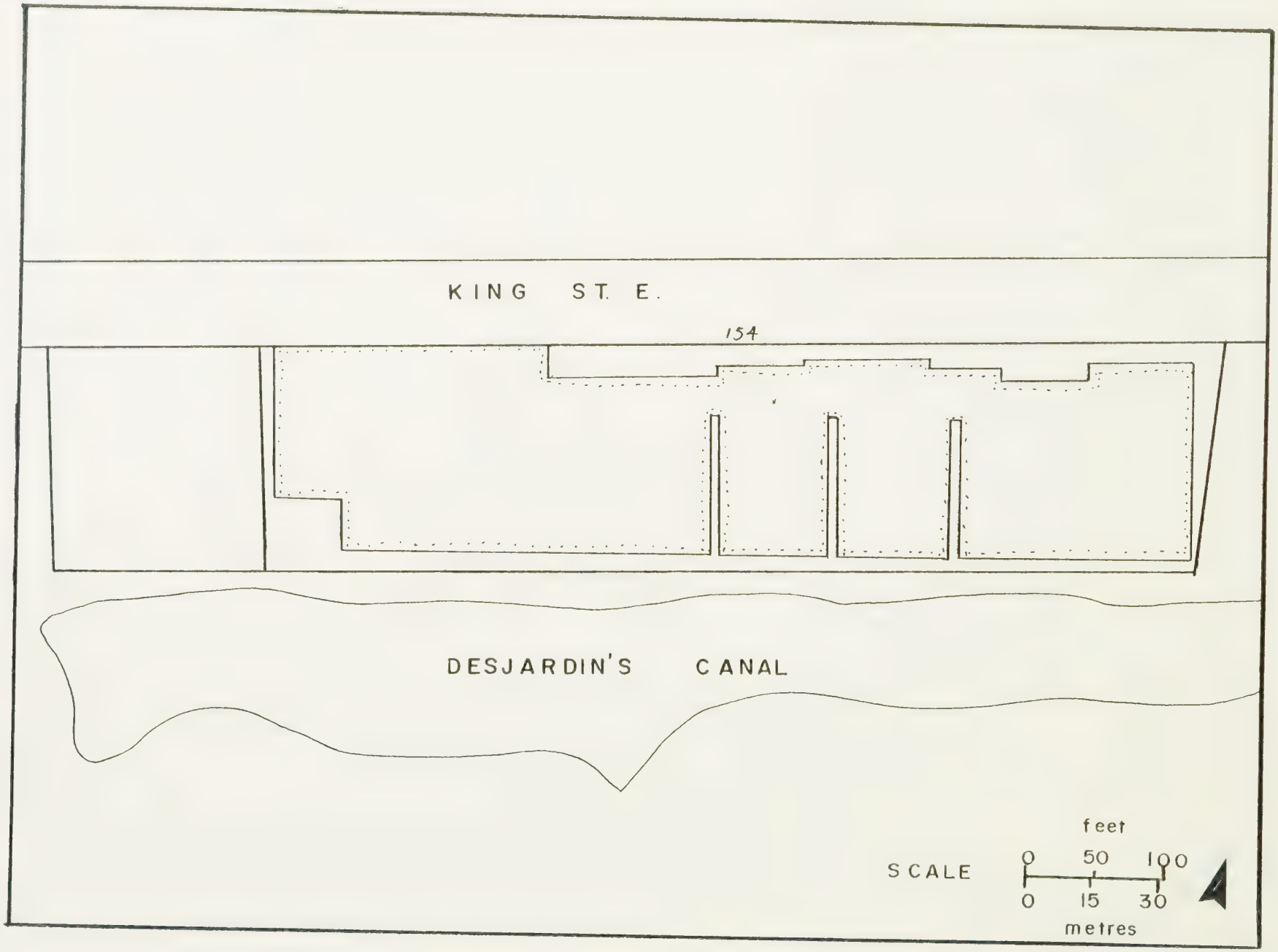
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
Unit 6	1	AVONDALE VARIETY	variety	7	T	1-2050	190.4		
Unit 7	1	THE MENAGERIE	pets & plants	2	T	1-1370	127.0		
Unit 8	1	OLYMPIC FLAME RESTAURANT	restaurant	*	T	1-2027	188.3		
Unit 9	1	CENTURY 21	real estate	15	T	1-1680	156.1		
38-A York Rd	1	BANTAM GROCETERIA	jug milk & variety	8	T	1-1420	131.9	0.44	.178
38-B	1	HERB BOWES LAUNDROMAT & DRY CLEANERS	laundromat & cleaners	*	T	1-1470	136.6		
38-C	1	DILALLO BURGER	hamburger restaurant	15	T	1-1470	136.6		
38-D	1	TIM HORTON'S DONUTS	donuts	*	T	1-1450	134.7		
44 York Rd.	1	HOLDEN'S FLOWERS	florist	4	O	1- 624	57.9	0.16	.067


KING ST. E.
THORPE ST.
COOTES DRIVE
COURT ST.
BALDWIN ST.
12
15
76
78
80
82
84
86
90
92
94
96
4
8
33
36
39
SCALE
feet
0
50
100
0
15
30
metres

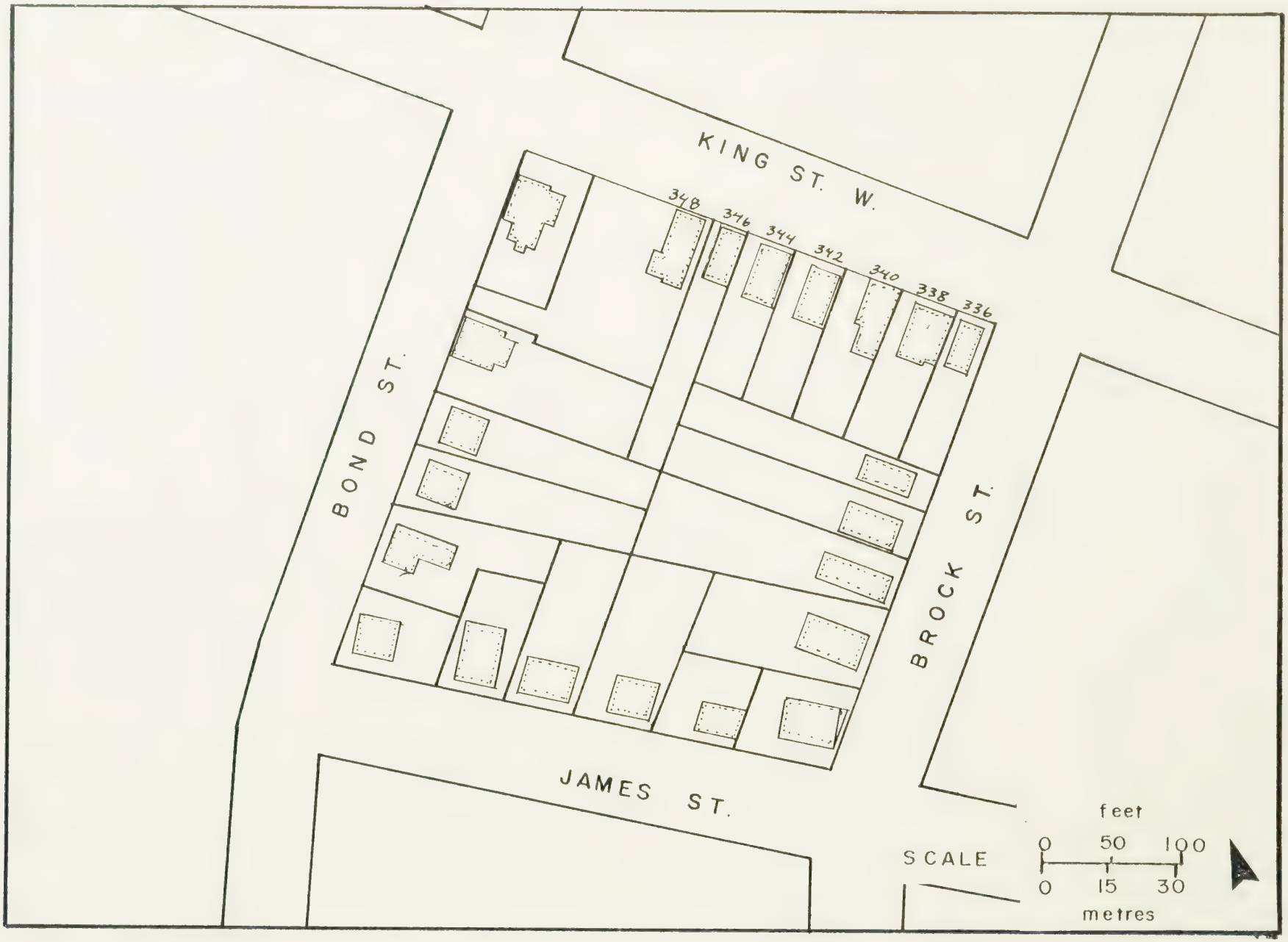
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
72 King St.W.	1	DUNDAS MONUMENT WORKS	*	*	*	1- 2619	243.3	0.19	.077
15 Cootes Dr.	1	DALEWOOD BUILDING SUPPLIES	kitchen cabinet sales	2	T	1- 669	64.9		
	1	FAIR-MCKEOWN & ASSOC. LTD.	interior store planning & equipment sales	1	T	1- 847	78.7		
39 Cootes Dr.	1	PIONEER PETROLEUMS LTD.	gas bar	7	O	*	*	0.19	.045
	1	PIONEER POP SHOPPE	pop depot	*	*	1- 1781	165.4		


KING ST. E.
THORPE ST.
EAST ST.
COOTES DRIVE
100
104
106
108
110
107
55
57
43
45
47
49
51
SCALE
feet
0
50
100
0
15
30
metres

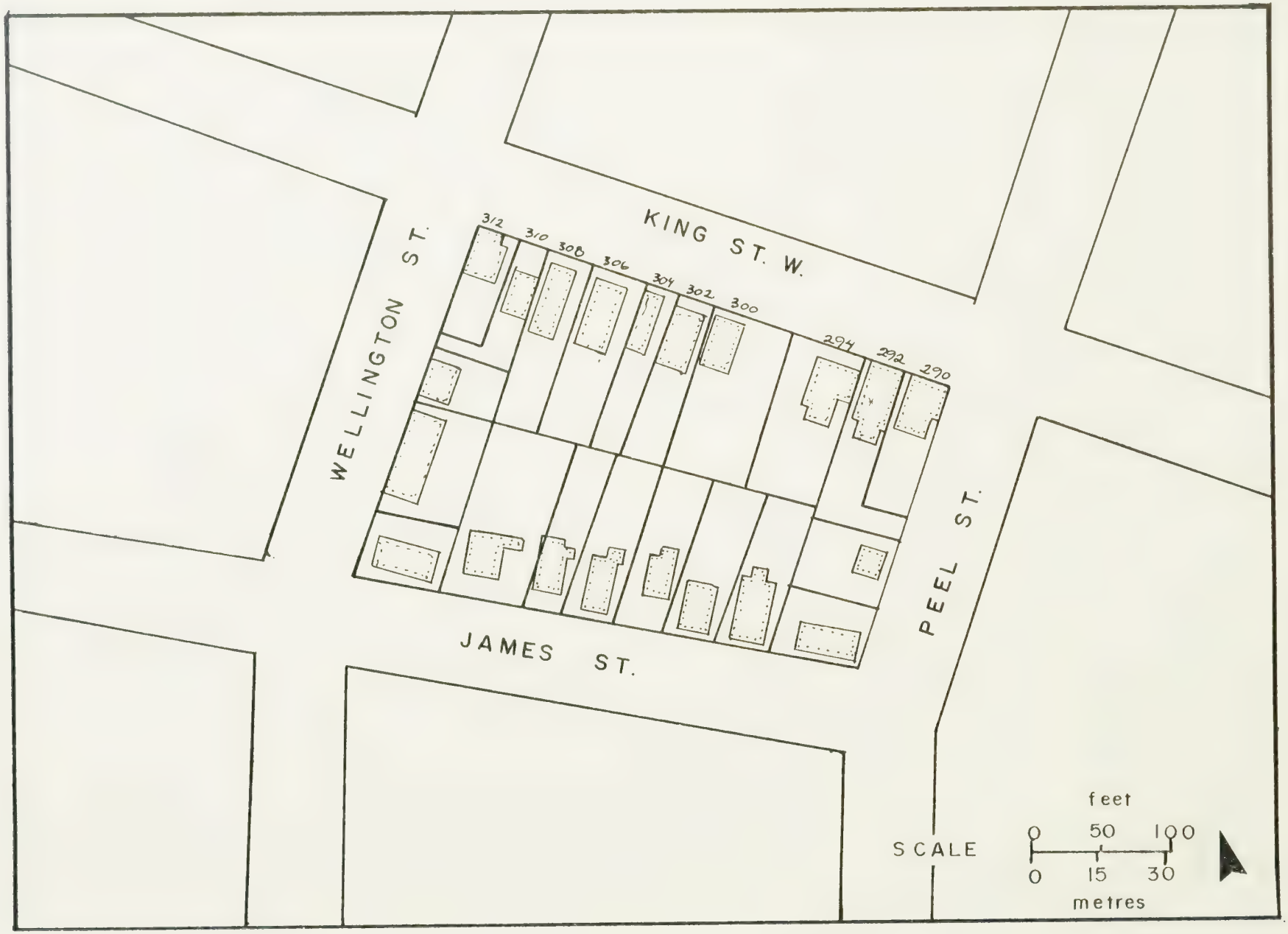
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
100 King St.E.	1	BUENA VISTA SALES	tupperware	3	T	1-4573	424.8	0.47	.190
110 King St.E	1	TARTAN INDUSTRIAL SALES CO. LTD.	sales of industrial cutting tools	5	T	b- 411 1- 822 T-1233	38.2 76.4 114.6	0.20	.081
107 King St.E.	1	BLUE ARROW TV SERVICE	TV and stereo repairs	1	O	1-1948	180.9	0.09	.036
57 Cootes Dr.	1	LIQUOR CONTROL BOARD OF ONTARIO	sale of liquor	7	T	1-4819	447.7	0.72	.292
55 Cootes Dr.	1	BREWERS RETAIL	sale of brewery products	6	T	1-5318	494.0		
51 Cootes Dr.	1	KENTUCKY FRIED CHICKEN	take-out restaurant	*	*	1-1132	105.2	0.24	.097
43 Cootes Dr.	1	DUNDAS RENT-ALL CENTRE	equipment, tools, rental	5	T	1-2008	186.5	see 100	King E.
1 East St. N.	1	vacant	*	*	*	b-1750 1-8400 T-10150	162.6 780.4 943.0	0.52	.209


KING ST. E.
154
DESJARDIN'S CANAL
SCALE
feet
0 50 100
0 15 30
metres

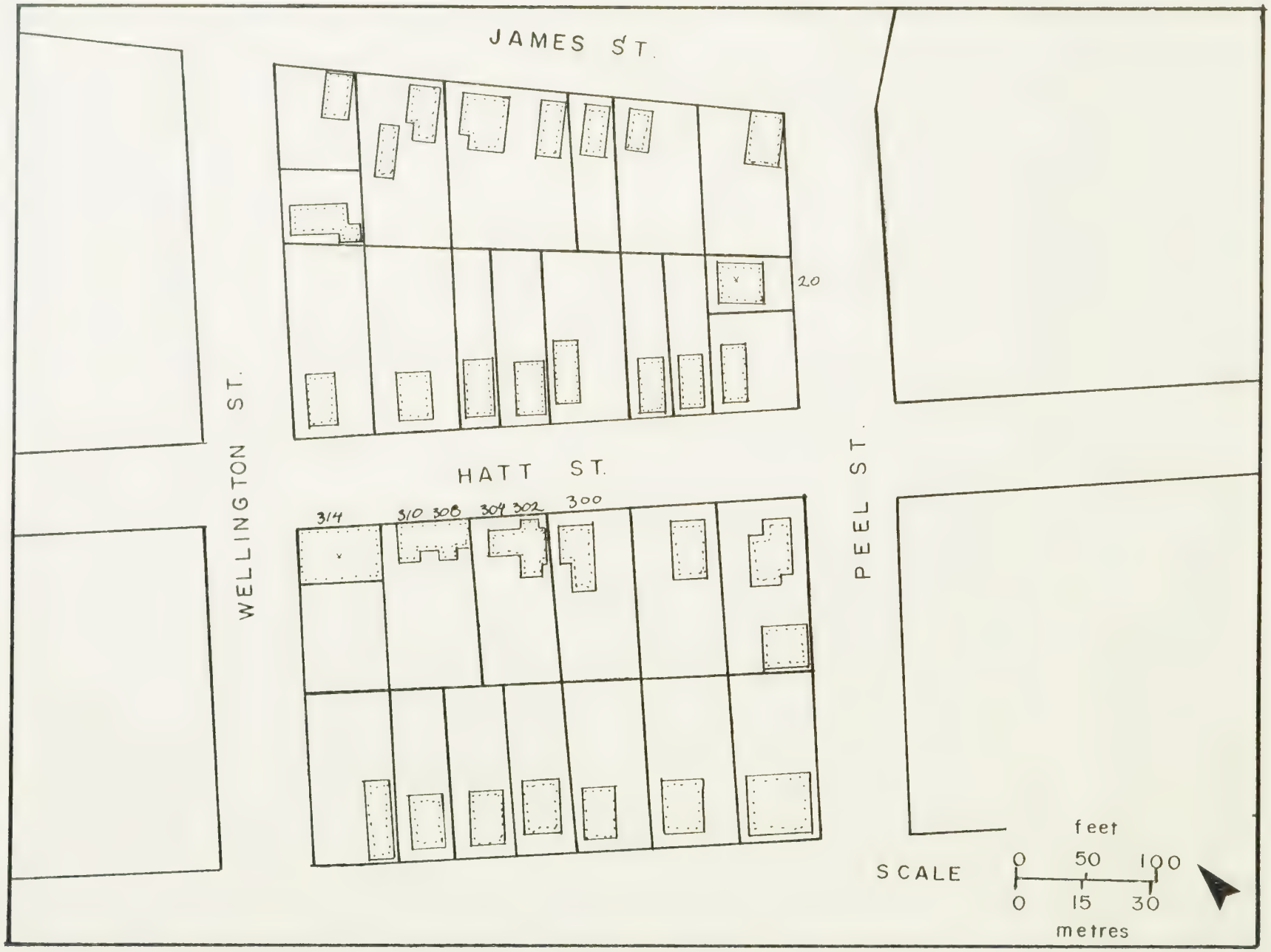
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
154 King St.E.	1	BEN VELDHUIS LTD.	greenhouses	*	*	1- 754 plus greenhouses	70.	1.77	.717


KING ST. W.
348
346
344
342
340
338
336
BOND ST.
BROCK ST.
JAMES ST.
SCALE
feet
0
50
100
0
15
30
metres

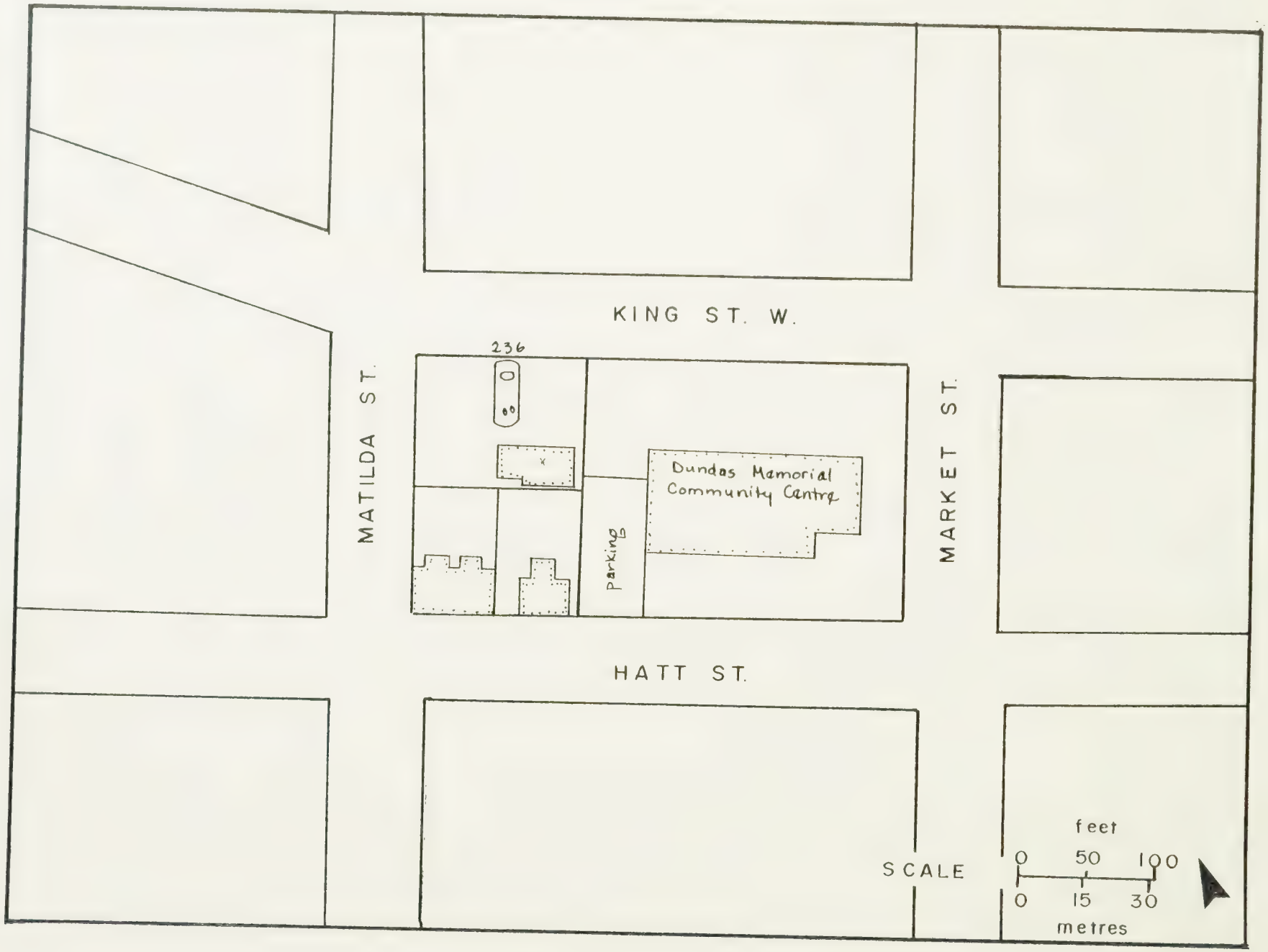
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.²	m²	ac.	ha.
338 King St.W.	1	JEAN'S SNACK BAR & ROSES CATERING	snack bar & catering	3	O	b- 760 1-1139 T-1899	70.6 105.8 176.4	0.11	.045


KING ST. W.
WELLINGTON ST.
PEEL ST.
JAMES ST.
312
310
308
306
304
302
300
294
292
290
SCALE
feet
0
50
100
0
15
30
metres

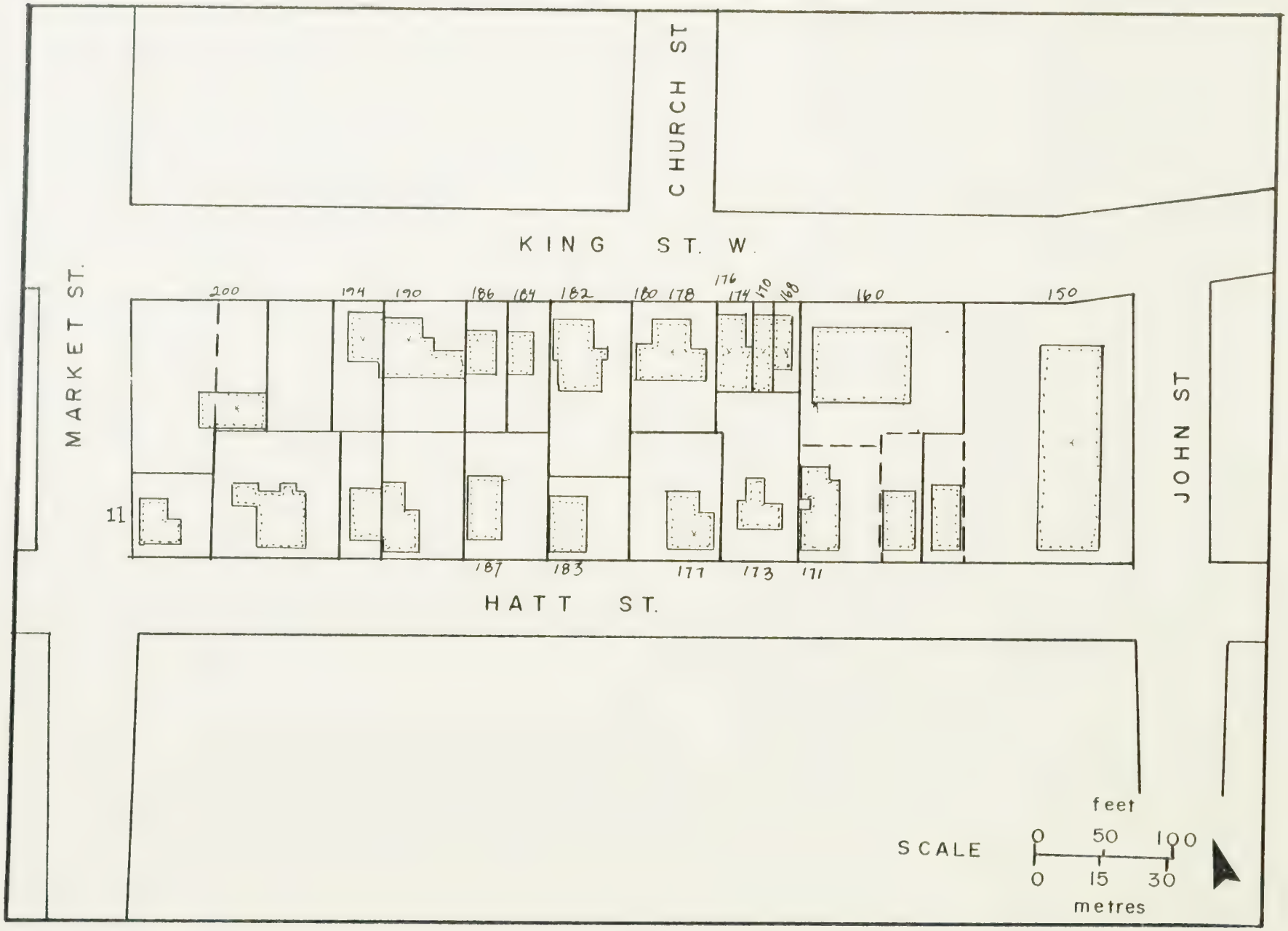
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
292 King St.W.	1	BLAIR'S VARIETY	jug milk	4	O	b-1004 1-1295 T-2299	93.3 120.3 213.6	0.09	.035


JAMES ST.
20
WELLINGTON ST.
HATT ST.
314
310
308
304
302
300
PEEL ST.
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
20 Peel St.	1	ROBB ELECTRIC	electrical contractor	2	O	b- 750 1- 750 T-1500	69.7 69.7 139.4	0.04	.017
314 Hatt St.	1	DUNDAS VALLEY MEATS	meat	2	O	b- 506 1-3265 T-3771	47. 303.3 350.3	0.17	.069


KING ST. W.
236
MATILDA ST.
Dundas Memorial
Community Centre
parking
MARKET ST.
HATT ST.
SCALE
feet
0 50 100
0 15 30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.^{2}	m^2	ac.	ha.
236 King St.W.	1	BILL MCNAB'S SHELL	Shell service station	4	T	1-1539	142.9	0.26	.105

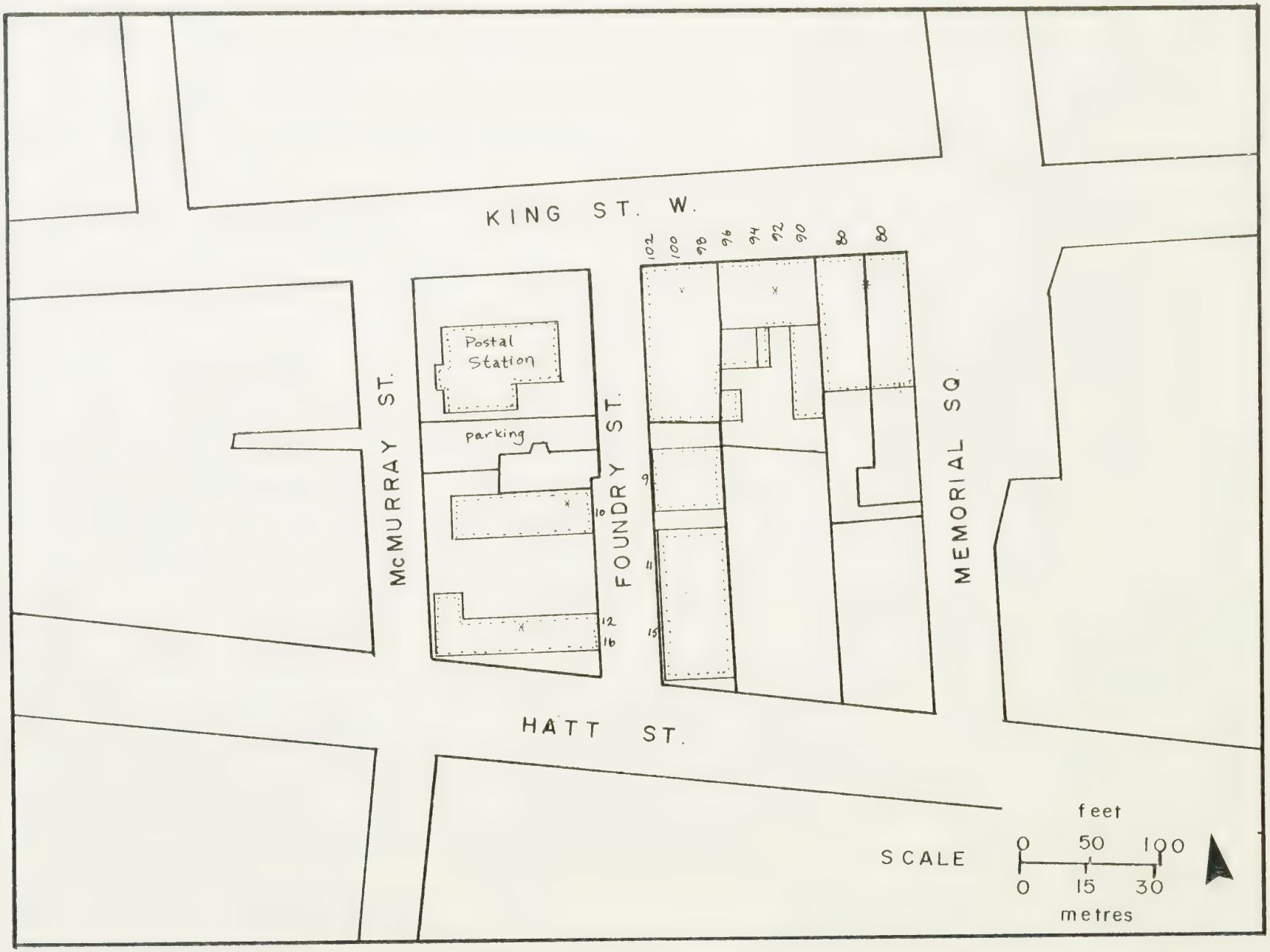

CHURCH ST
KING ST. W.
MARKET ST.
JOHN ST
HATT ST.
200
194
190
186
184
182
180
178
176
174
170
168
160
150
11
187
183
177
173
171
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
11 Market St.S	1	THE FORGE	framery	*	*	1- 848	78.8	0.09	.036
200 King St.W	1	GRIFFIN SERVICE STATION	Texaco service station	6	T	1-1296	120.4	0.17	.069
194 King St.W	1	DUNDAS INSTANT PRINT	offset printing	3	O	1- 920	85.5	0.08	.032
190 King St.W	1	MINISTRY OF TRANSPORT & COMMUNICATIONS - DUNDAS LICENSE BUREAU	license bureau	*	*	1- 617	57.3	0.13	.053
	1	BENJAMIN GUYATT	physician	*	*	1- 472	43.8		
186 King St.W	1	NEVEN GLASS & SCREENS	glass, mirror, repair & installation	3	T	b- 612 1- 818 T-1430	56.8 75.9 132.7	0.06	.024
178 King St.W	1	THE DUNDAS STAR JOURNAL	newspaper publisher	10	O	b- 987 1-1161 2- 647 3- 289 T-3084	91.7 107.8 60.1 26.8 286.4	0.17	.069
	1	ALVIN WOODS	physician	*	*				
174-176 King W	1	MARTIN'S JEWEL & GIFT SHOP	giftware sales, watch, & jewellry sales & repair	8	O	b- 483 1-1357 T-1840	44.9 126.1 171.0	0.04	.016
170 King St.W	1	ALEC MURRAY REAL ESTATE	real estate	11	O	b- 450 1- 865 T-1315	41.8 80.3 122.1	0.02	.009
168 King St.W	1	THERESA & MARG'S HAIRSTYLING	hairstyling	1	O	1- 314	29.2	0.03	.010
150 King St.W.		DUNDAS SQUARE						0.59	.237
	1	RIVANDO'S HOUSE OF GOLD	hair salon	1	T	1- 406	37.7		

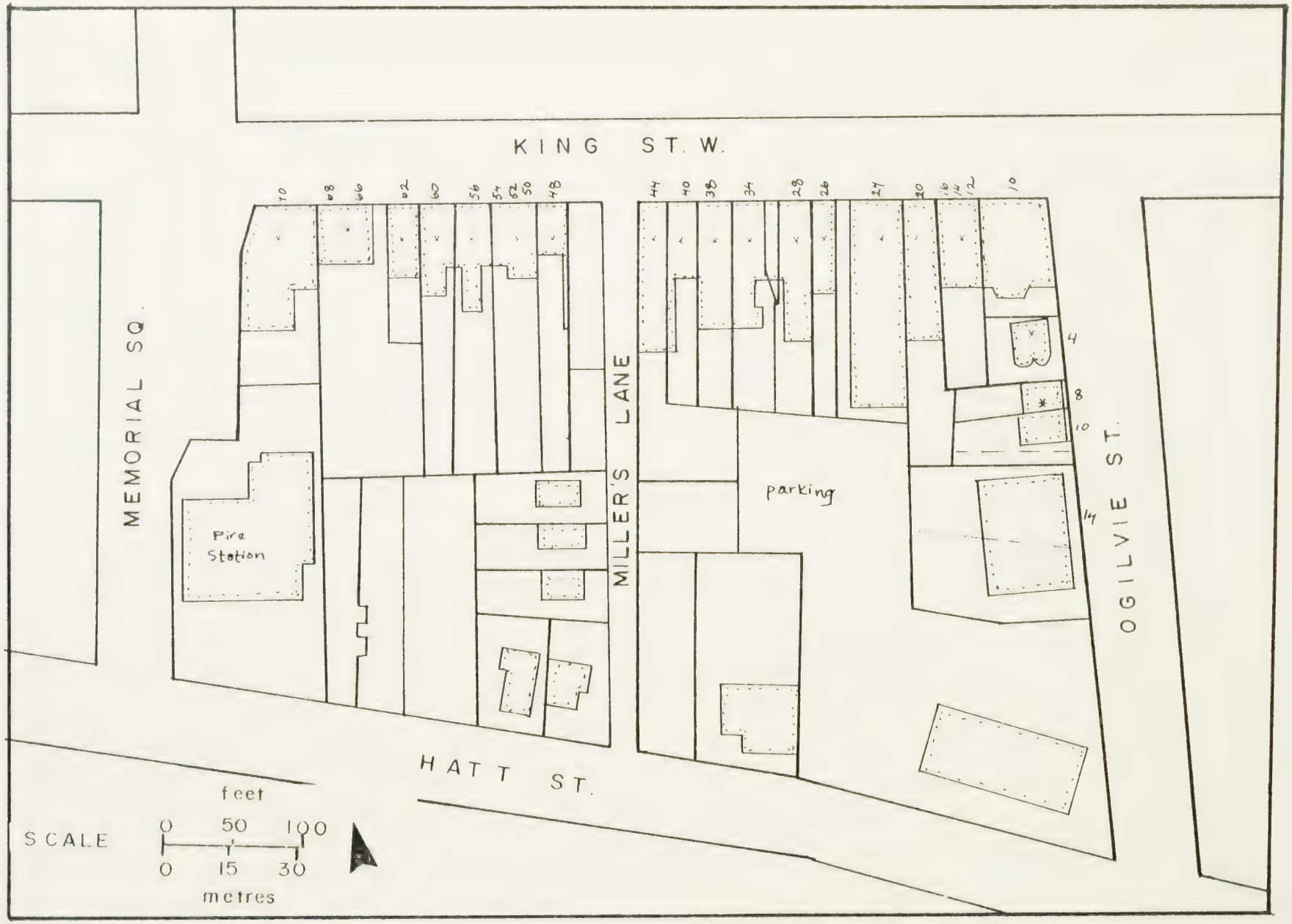
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
	1	JACKIE'S POODLE PARLOUR	dog grooming	1	T	1- 400	37.2		
	1	MERRY GO ROUND	ladies & children's second hand clothing	1	T	*	*		
	1	STAR CLEANERS	dry cleaning		T	1- 406	37.7		
	1	DUNDAS RUG FACTORY LTD	rugs	*	T	*	*		
177 Hatt St.	1	JAMES ORME	law office	*	*	*	*	0.13	.053

JOHN ST.
HATT ST.
KING ST. W.
ALBERT ST.
McMURRAY ST.
148
144
142
136B
136A
136
132
120
116
112
18
16
8
SCALE
0
50
100
feet
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
7 John St.	1	LAIRD JENNINGS	dentistry	2	O	1-1466	136.2	0.11	.045
148 King St.W	1	FELIX'S BARBER SHOP	barber	1	O	1-1187	110.3	0.05	.021
144 King St.W	2	BOOK BAZAAR & FLEA MARKET	used books	*	O	1- 642	59.6	0.05	020
142 King St.W	2	FROSTY'S FISH & CHIPS	fish & chips	2	O	1- 571	53.0	0.11	.044
136B King W	2	DUNDAS RIDE CENTRE LTD.	tire sales, service & manufacturing	41	O	1-8230	764.5	0.47	.190
136A King W		vacant	*	*	*	1- 482	44.8		
136 King W	2	TRADEWIND TRAVEL CONSULTANTS	travel agency	2	T	1- 408	37.9		
132 King St.W	2	VILLAGE HANDCRAFT GALLERY	handmade crafts	3	T	1- 693	64.3	0.05	.021
132 King St W	2	THE HEIRLOOM SHOP	antiques	2	T	b- 357 1- 779 T-1136	33.0 72.4 105.4		
120 King St.W	2	VALLEY CITY DAIRY BAR	restaurant & variety	22	O	b-1603 1-5112 T-6715	148.9 474.9 623.8	0.16	.065
116 King W	2	DUNDAS LOCK & KEY	locks, keys, alarms	3	T	1-1095	101.7	0.09	.035
112 King W	2	CLASSIC AUTO BODY	auto body repairs & paint	1	O	1-1325	123.1	0.11	.045
16-18 McMurray	1	HAROLD BOURNE GARAGE	auto repair	1	O	1-1825	169.5	0.06	.024

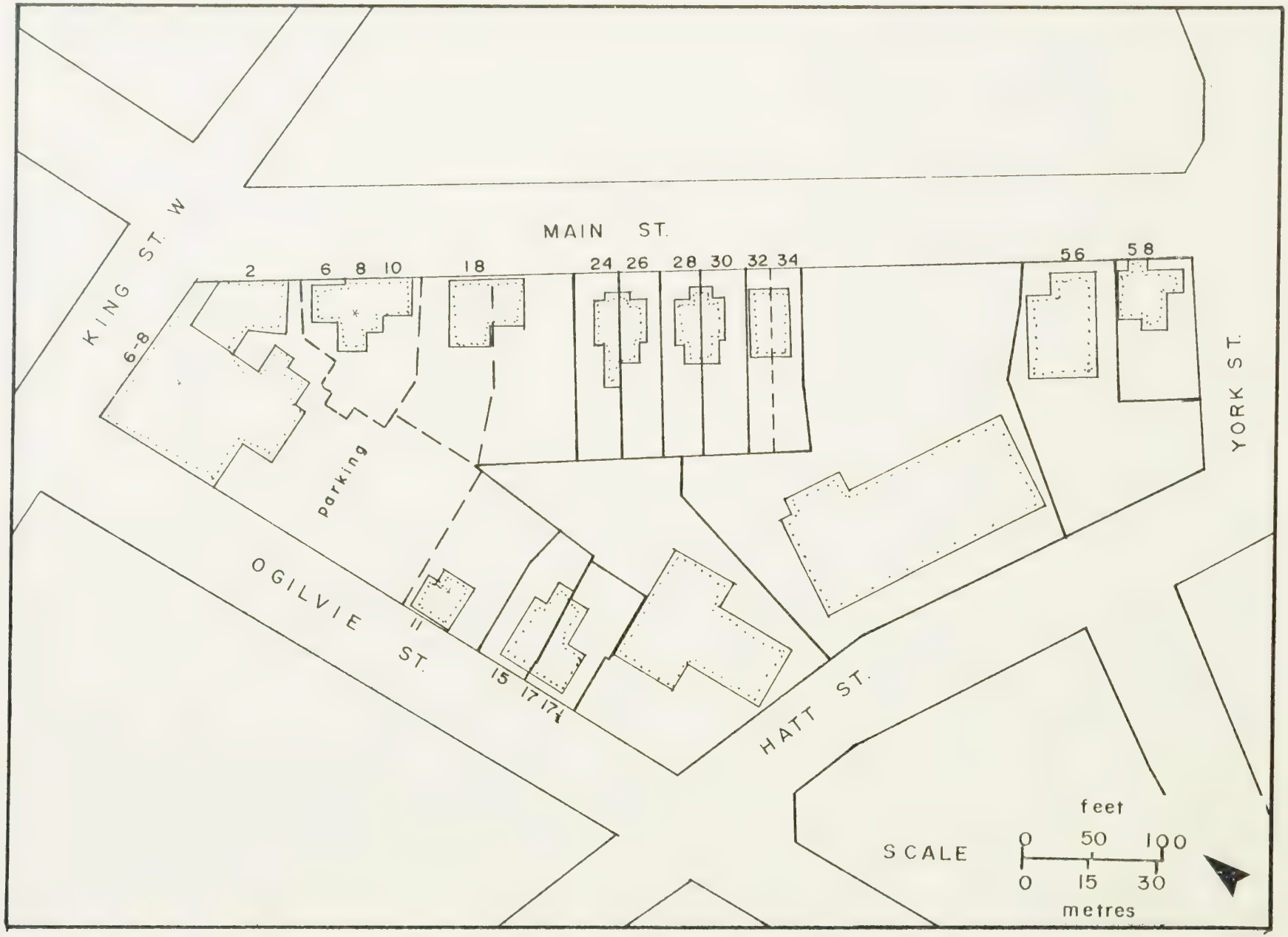

KING ST. W.
McMURRAY ST.
FOUNDRY ST.
MEMORIAL SQ.
HATT ST.
Postal Station
parking
102
100
98
96
94
92
90
88
86
9
10
11
12
15
16
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.²	FLOOR AREA m²	LOT AREA ac.	LOT AREA ha.
12-16 Foundry	1	AUTO TRUCK RUST-PROOFING	*	*	*	1-1635	151.9	0.39	.158
garage	1					G-3670	340.9		
	1	DAVE'S AUTO BODY	used car sales, auto body repair	4	T				
10 Foundry St	1	CLIFF'S NEW & USED AUTO PARTS	car parts	2	T	1-1635	151.9		
15 Foundry St	1	TREVOR S. DODD & SON	*	*	*	b- 715 1-5361 T-6076	66.4 498.0 564.4	0.21	.085
102 King St W	2	MR. SUBMARINE	submarine shop	*	*			0.34	.138
100 King St W	2	vacant	*	*	*				
98 King St. W	2	vacant	*	*	*				
96 King St. W	2	CURRY, ELKIN, & KELLY	insurance	6	T	1-10909	1013.3		
94 King St. W	2	vacant	*	*	*				
92 King St. W	2	DUNDAS TAXI	taxi	*	*				
90 King St. W	2	vacant	*	*	*				
80-88 King W Map Change	2	CANADA TRUST	financial	2	R	1-3825 2-4100 T-7925	355.3 380.9 736.2	0.27	.109
70 King St. W	2	THE ROYAL BANK	banking	2	O	b-2290 1-4930 T-7220	212.7 458.0 670.7	0.636	.257
68 King St. W	2	FANNY'S	ladies & girls casual wear	2	3	1-1838	170.7	0.26	.106

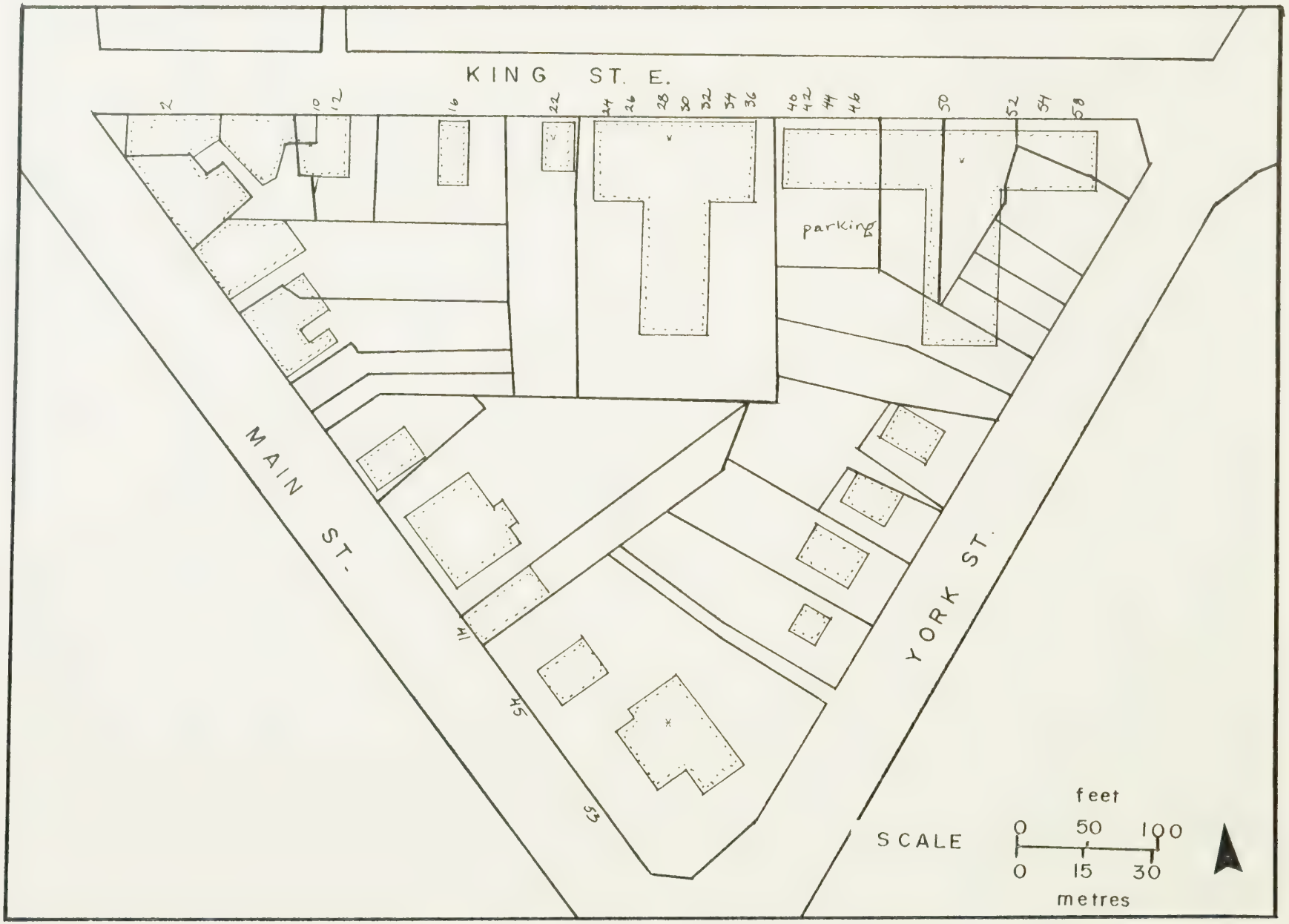

KING ST. W.
MEMORIAL SQ.
MILLER'S LANE
OGILVIE ST.
HATT ST.
Fire Station
parking
70
68
66
62
60
56
54
52
50
48
44
40
38
34
28
26
24
20
16
14
12
10
4
8
10
14
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
66 King St. W	2	THE GIFT SHOP/HSR & CANADA COACH AGENCY	giftware, bus depot	*	T	1- 739	68.6		
2nd fl	2	MALCOLM MCMASTER JEWELLERY LTD	jewellery	2	T	2- 853	79.2		
62 King St. W	2	CLARENCE BATES NANCY DAVIDSON BERNARD GLASS K. SHANKARDASS	physicians	8	T	1-1135	105.4	0.05	.020
60 King St. W	2	vacant	*	*	*	b- 966 1-1765 2-1395 T-4126	89.7 163.9 129.6 383.2	0.11	.045
56 King St. W	2	STALEY SHOES LTD	shoes	4	T	b- 168 1-1792 2-1673 T-3633	15.6 166.5 155.4 337.5	0.14	.056
50-54 King W	2	DUNDAS PAINT & WALLPAPER	paint & wallpaper	4	T	b- 506 1-1892 T-2398	47. 175.7 222.7	0.13	.054
48 King St. W	2	SUPER SUBMARINE	submarine shop	3	O	1- 937	87.	0 .09	.036
vacant lot									
44 King St. W	2	DUNDAS IGA MARKET	grocery	12	T	b-1922 1-2472 T-4394	178.5 229.6 408.1	0 .16	.064
40 King St. W	2	SLOTES PLUMBING SUPPLIES	plumbing supplies, bathroom accessories	1	T	b- 936 1- 910 T-1846	86.9 84.5 171.4	0 .06	.024
38 King St. W	2	PLANTS 'N PLEASURES	gifts and plants	3	O	b- 429 1-1481 T-1910	39.8 137.5 177.3	0 .09	.037

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
34 King St. W	2	PICONE'S FOOD MARKET	food market	1	T	b-1259 1-1259 T-2518	116.9 116.9 233.8	0.10	.040
28 King St. W.	2	LITZEN'S SPORTS LTD	sporting equipment	1	T	b-1239 1-2325 2-1519 T-5083	115.1 215.9 141.1 472.1	0.10	.040
26 King St. W	2	HOLMES QUALITY MEATS	meat market	*	*	b- 974 1- 974 T-1948	90.5 90.5 181.0	0.06	.024
24 King St.W	2	SAFARI BANQUET CENTRE INC	banquet hall, & flea market	*	*	b- 502 1-5826 T-6328	46.6 541.2 587.8	0.17	.069
20 King St.W	2	JACK MILLS REAL ESTATE	*	*	*	b- 552 1-1163 T-1715	51.3 108.0 159.3	0.13	.053
	2	MILLS GALLERY	art gallery	*	*	b- 552 1-1163 T-1715	51.3 108.6 159.3		
16 King St.W	2	MORRIS & CONRON	optometrists	2	T	1- 772	71.7	0.09	.037
12 King St. W	2	THE SNACK SHOP	snack shop	1	T	1- 532	49.4		
4 Ogilvie St	1	HINTON & JOHNSON	law office	5	O	1-1148	106.6	0.06	.025
8 Ogilvie St	1	PURPLE PAW	dog grooming	*	*	1-1008	93.6	0.04	.018

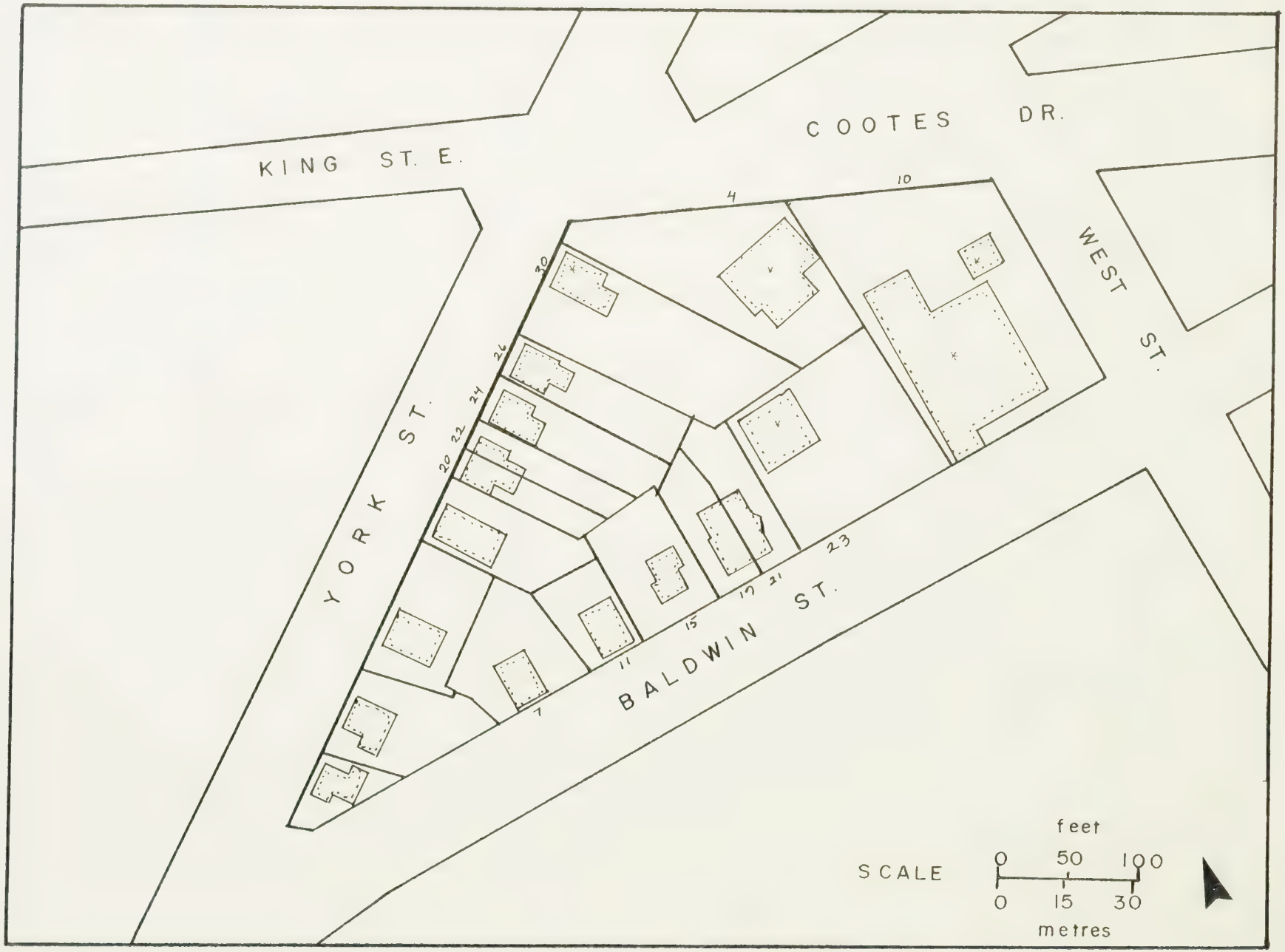

MAIN ST.
KING ST. W
OGILVIE ST.
HATT ST.
YORK ST.
parking
2
6
8
10
18
24
26
28
30
32
34
56
58
6-8
11
15
17
17½
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
11 Ogilvie St	1	GRAFTON REALTY CO LTD	real estate management	1	O	1-1289	119.7	0.17	.069
6-8 King St W	2	vacant - Grafton Bldg	*	*	*	b-2484 114035 211036 31096 T37651	231. 1304. 1050. 938. 3523.	0.717	.290
6 Main St	1	T. BURNS	optometrist	*	*	1- 478	44.4	0.151	.061
10 Main St	1	R. ELLIOT	physician	2	T	1- 484	44.9		

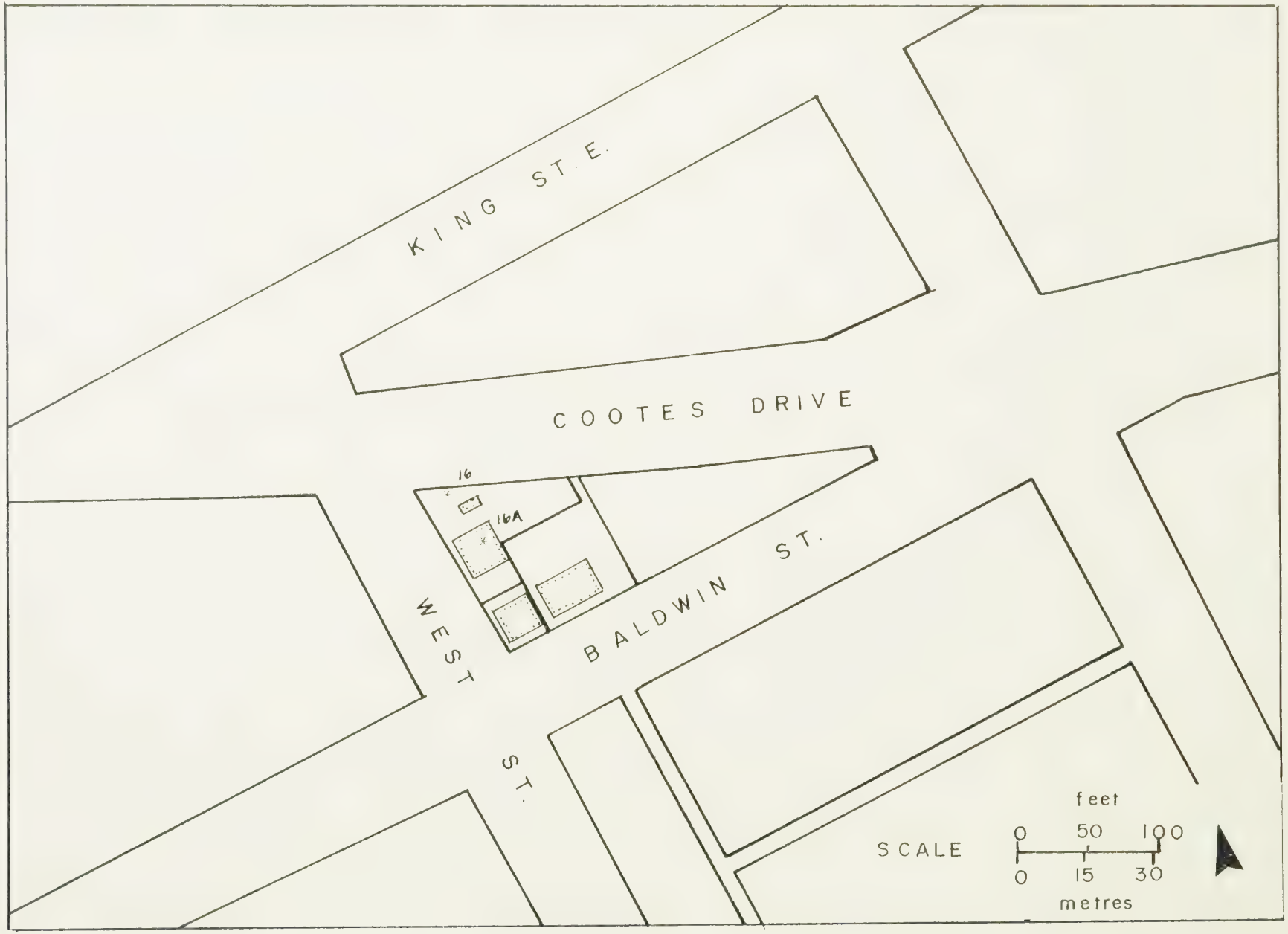

KING ST. E.
2
10
12
16
22
24
26
28
30
32
34
36
40
42
44
46
50
52
54
58
parking
MAIN ST.
YORK ST.
41
45
53
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
2 King St.E	1	BEACHBALL'S BISTRO	pizzeria	10	O	1-2509	233.1	0.14	.057
16 King St. E	1	DAIRY QUEEN	fast food & ice cream	14	O	1- 978	90.8	0.16	.065
22 King St E	1	HAYES AUTO SALES	auto sales & service	3	O	1-1200	111.5	0.21	.085
2nd fl	1	NATALIE'S HAIR DESIGN	hair dressing	4	O	2- 600	55.7		
24 King St. E	1	LEE IDA PHARMACY	pharmacy	6	T	1-1100	102.2	0.63	.255
26 King St. E	1	JOHN M. TROY & ASSOC	distribution	5	T	1- 520	48.3		
28 King St. E	1	BILL O'REILLY BARBER	barber	2	T	1- 460	42.7		
30 King St. E	1	DUNDAS FAMILY MEDICAL GROUP							
		M. JOHNSON	physician	13	T				
		J. RICHARDSON	physician		T	1-3750	348.4		
		J. WILLIAMS	physician		T				
		N. FLETT	physician		T				
	1	R. BOOSE	dentistry	3	T	1- 635	58.9		
	1	HINES & ZYCH	legal office	3	T	1-1075	99.9		
32 King St. E	1	THE HOLLAND SHOPPE	deli from Holland	2	T	1- 565	52.4		
34 King St. E	1	KLASSY T-SHIRTS	t-shirts	*	T	1- 430	39.9		
36 King St. E	1	SALVATION ARMY THRIFT STORE	used clothing	1	T	1-1110	103.1		
40 King St. E	1	DORELAN FASHIONS LTD	ladies wear	3	T	1- 965	89.6	1.28	.520
42-44 King E	1	THE RIGHT HOUSE BEAUTY SALON	hair salon	*	T	b- 255	23.7		
						1-2070	192.3		
						T-2325	216.0		
46 King St. E	1	BAD BOB'S COLOUR & SOUND	TV, stereo, air conditioners	3	T	b- 510	47.4		
						1-1020	94.7		
						T-1530	142.1		

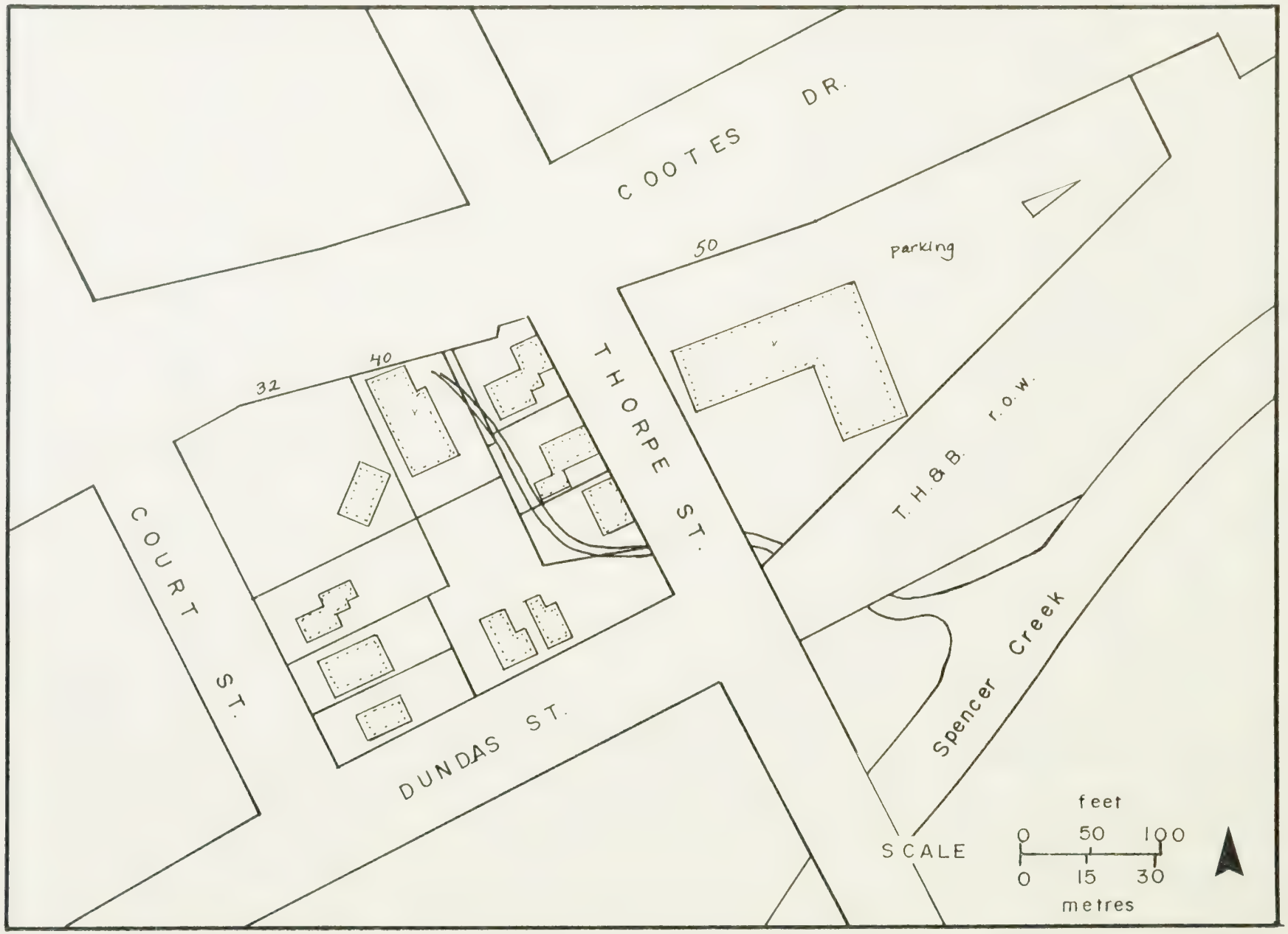
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
50 King St. E	1	CHARMAN CUSTOM DRAPERY	custom drapes	2	T	1- 735	68.3		
52 King St. E	1	HAMILTON-WENTWORTH REGIONAL HEALTH UNIT	public health	18	T	1-1820	169.1		
54 King St. E	1	R & B DISCOUNT LTD	children's & ladies clothing	1	T	b- 220 1- 550 T- 770	20.4 51.1 71.5		
58 King St. E.	1	TORONTO-DOMINION BANK	banking	6	T	1-2430	225.7		
53 Main St.	1	CATTEL & EATON	funeral service	2	O	b-2935 1-3079 2-2885 T-8899	272.6 386.0 268.0 826.6	0.52	.211


KING ST. E.
COOTES DR.
WEST ST.
YORK ST.
BALDWIN ST.
4
10
30
26
24
22
20
23
21
17
15
11
7
SCALE
feet
0
50
100
0
15
30
metres

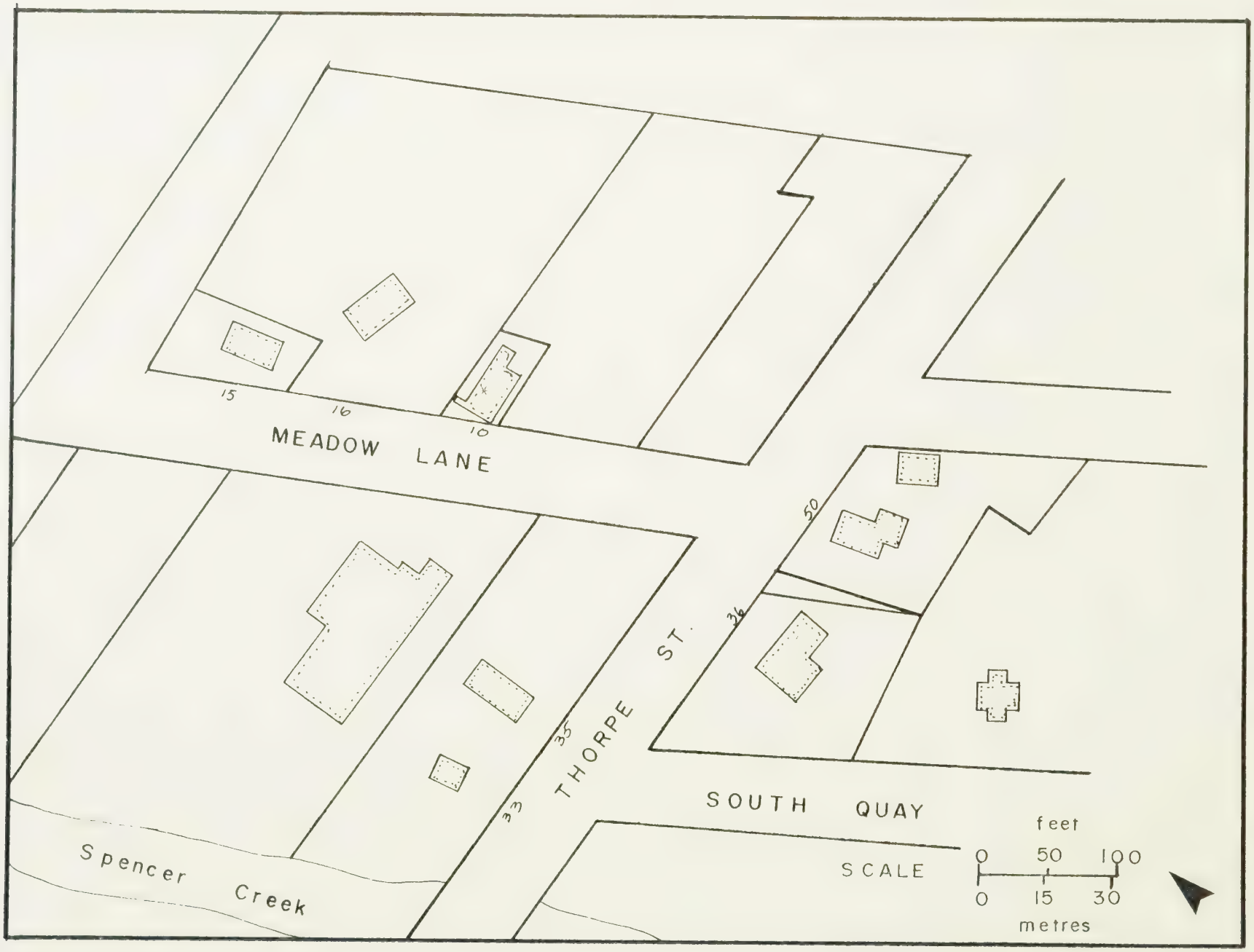
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.²	FLOOR AREA m²	LOT AREA ac.	LOT AREA ha.
30 York St.	1	THE WICKER BASKET	bath boutique, rattan furniture	1	T	b- 992 1- 992 2- 782 T-2766	92.1 92.1 72.6 256.8	0.30	.122
4 Cootes Drive	1	SIMON'S AUTO SERVICE	service station	2	T	1-2893	268.7	0.35	.141
10 Cootes Dr	1	SAMMY'S AUTO SALES	auto sales	1	T	1- 300	27.9	0.57	.229
	1	CANADIAN TIRE	warehouse	*	*	b-6609 1-6863 T-13472	613.9 637.6 1251.5		
23 Baldwin	1	CANADIAN TIRE	warehouse	*	*	1-1706	158.5	0.32	.131


KING ST. E.
COOTES DRIVE
16
16A
WEST ST.
BALDWIN ST.
SCALE
feet
0 50 100
0 15 30
metres

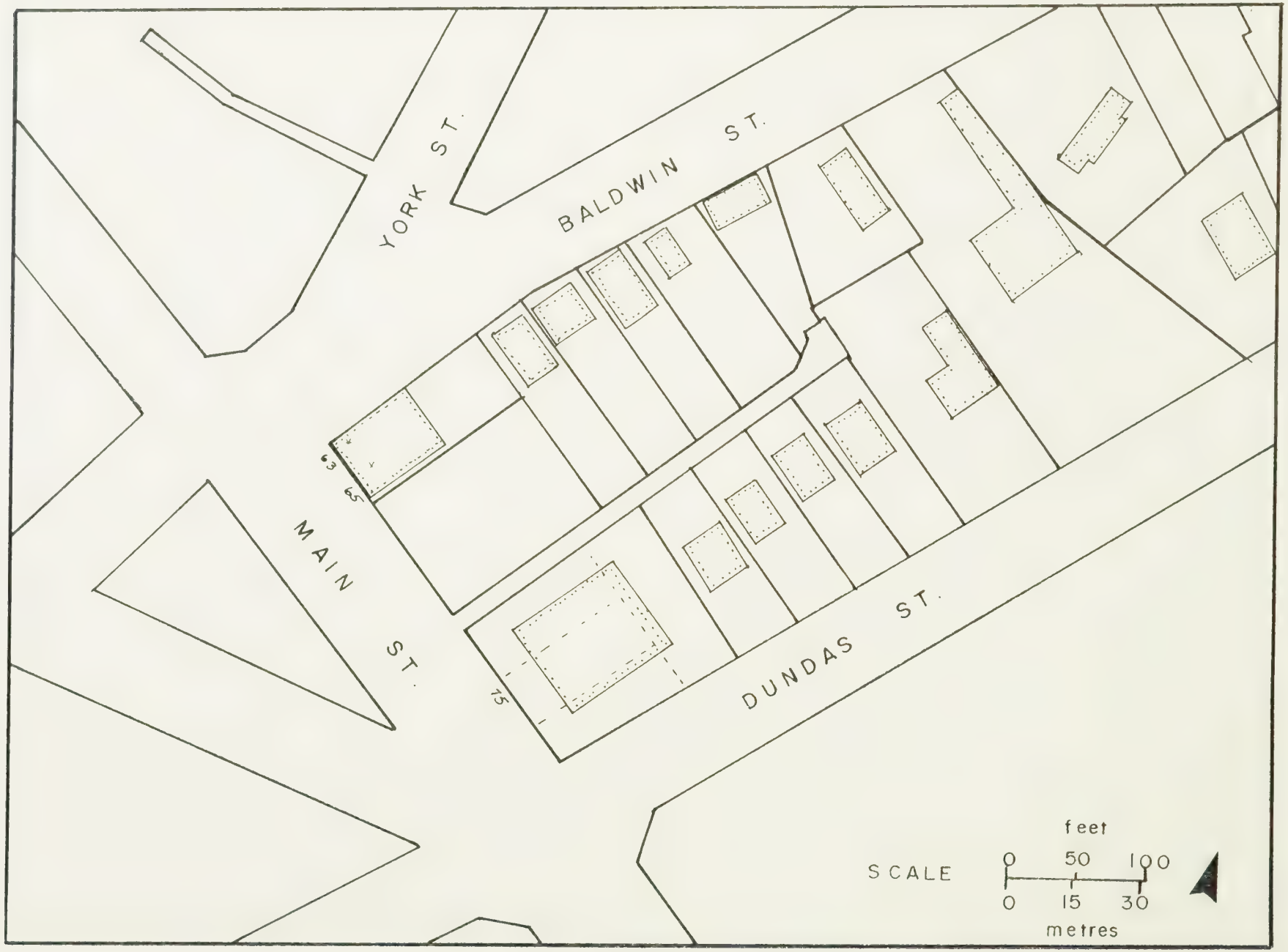
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.^{2}	m^2	ac.	ha.
16 Cootes Dr	1	FOTOMAT CANADA LTD	photofinishing	*	*	1- 38	3.5	0.10	0.04
16A	1	MC PHAIL STATE FARM INSURANCE	insurance	2	O	1- 516	47.9		


COOTES DR.
50
parking
40
32
THORPE ST.
T.H.&B. r.o.w.
COURT ST.
DUNDAS ST.
Spencer Creek
SCALE
feet
0 50 100
0 15 30
metres

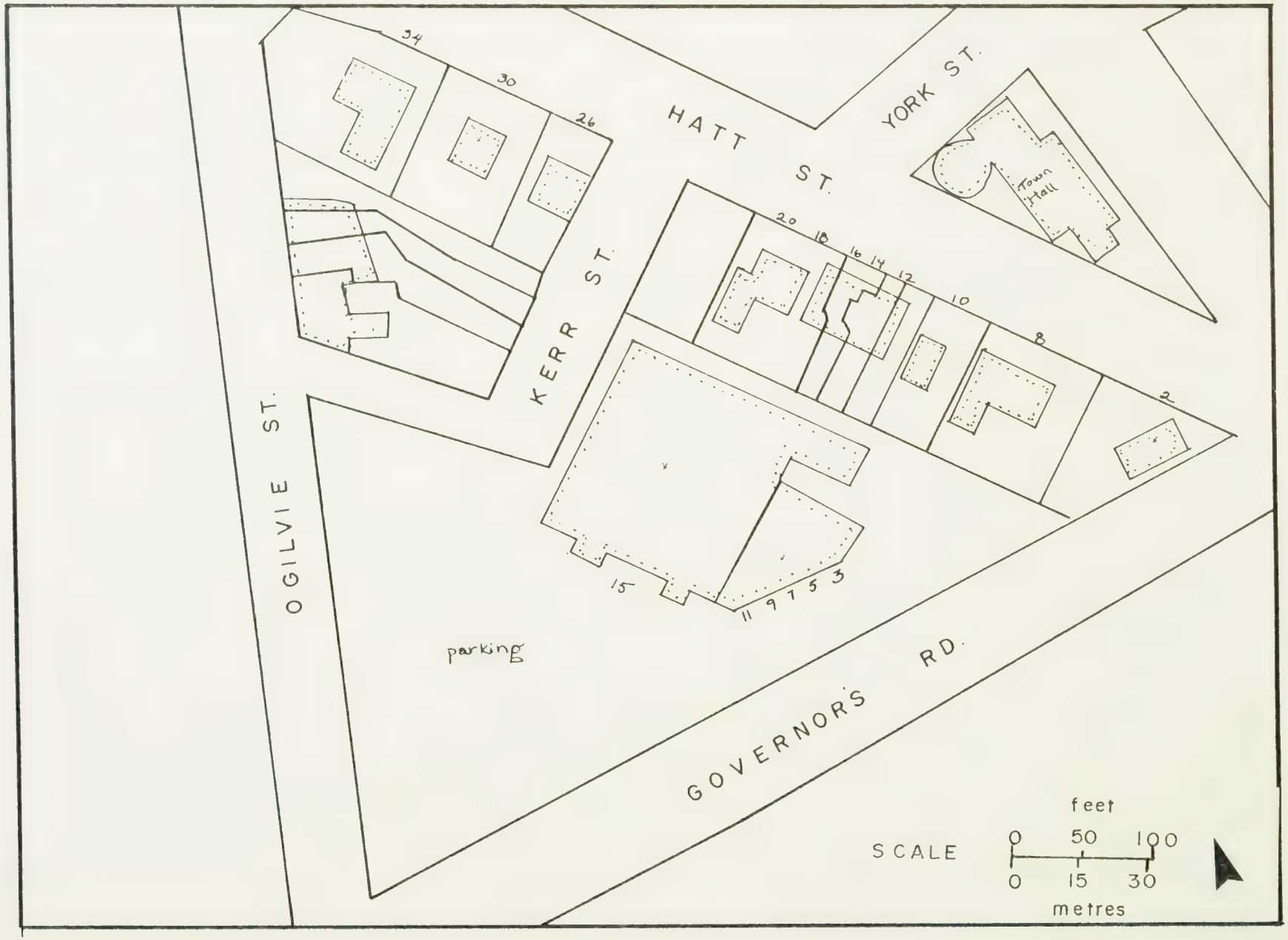
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
32 Cootes Dr	1	ULTRAMAR SERVICE CENTRE	service station	1	T	1- 1208	112.2	0.38	.153
40 Cootes Dr	1	DUNDAS FLORIST & GARDEN CENTRE	garden centre & florist	3	O	1-3647	338.8	0.47	.191
50 Cootes Dr	1	CANADIAN TIRE STORES	automotive,hardware, appliance & sports goods	85	O	1-13374	1242.4	1.40	.567


MEADOW LANE
15
16
10
THORPE ST.
33
35
36
50
SOUTH QUAY
Spencer Creek
SCALE
feet
0 50 100
0 15 30
metres

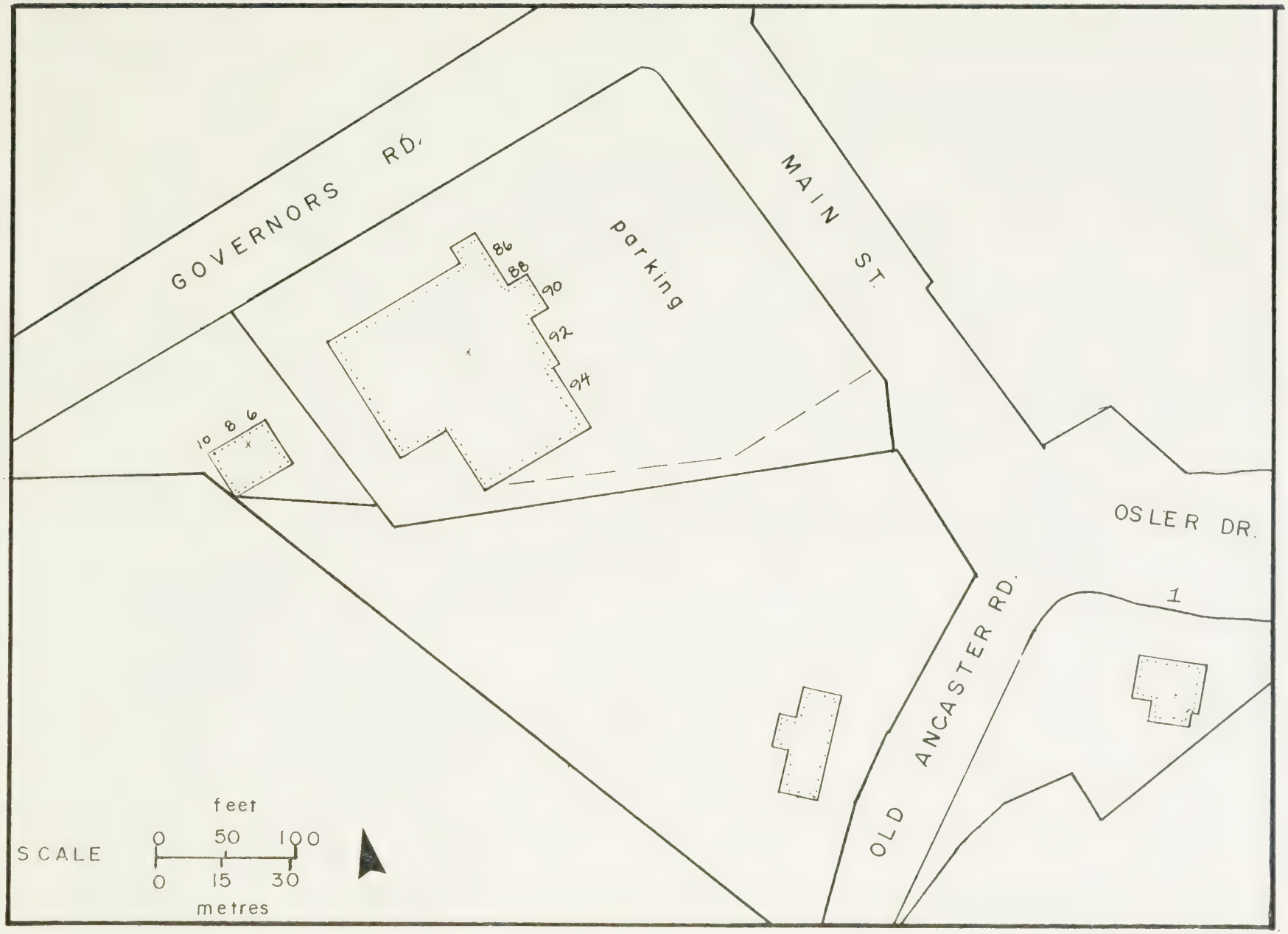
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
36 Thorpe St	1	REDICO LTD	engineers & contractors	4	T	1-1360	126.3	0.34	.137
10 Meadow Lane	1	PROVINCIAL PAINTING & DECORATING	*	*	*	1-1284	119.3	0.05	.019


YORK ST.
BALDWIN ST.
MAIN ST.
DUNDAS ST.
63
65
75
SCALE
feet
0
50
100
0
15
30
metres

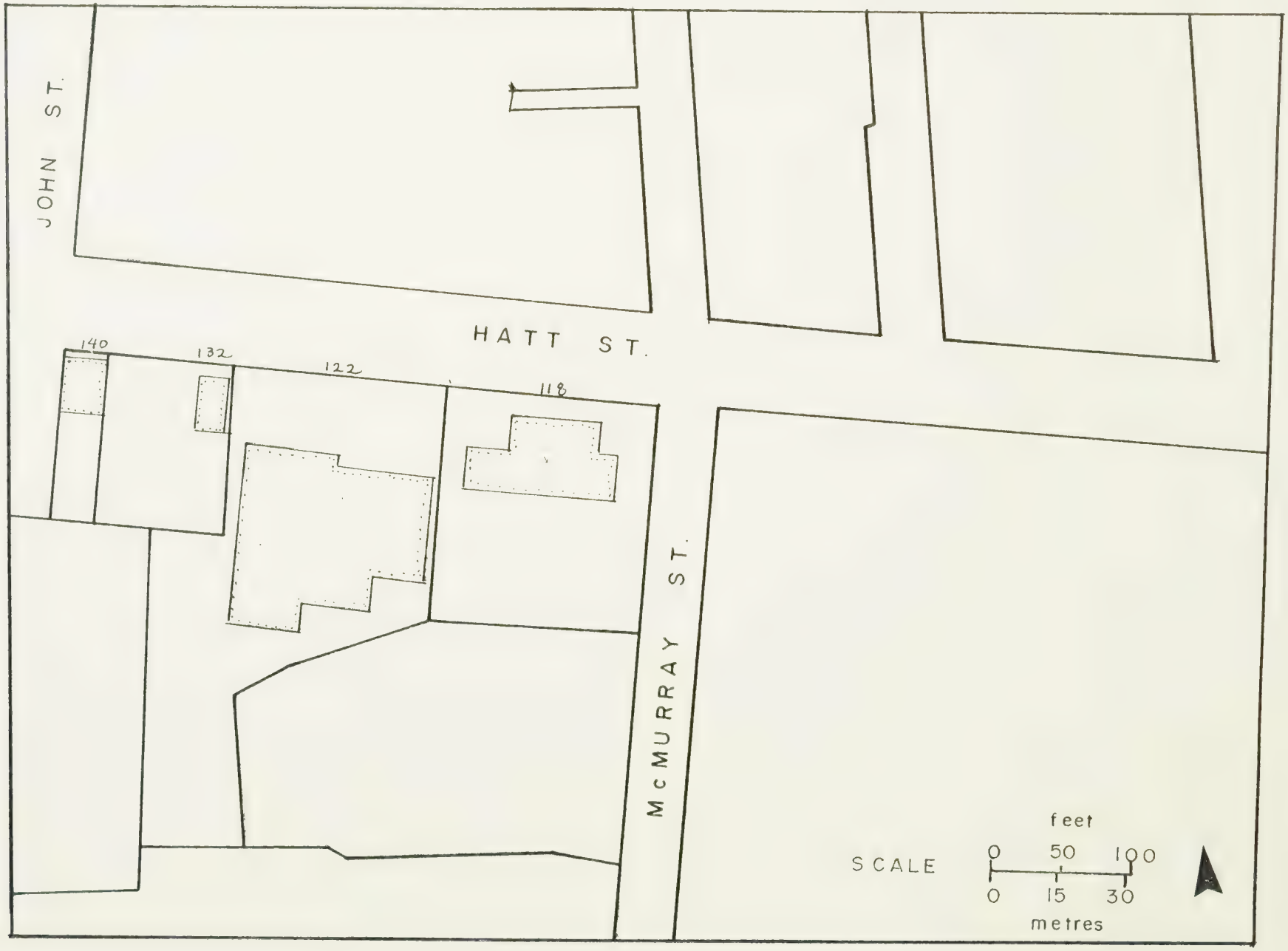
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
63 Main St.E.	1	HAMILTON WENTWORTH CREDIT UNION (DUNDAS)	financial	*	*	1- 494	45.9	0.16	.065
65 Main St.E.	1	HANDMADE SHOES	handmade shoes	*	*	1-1212	115.4		


HATT ST.
YORK ST.
KERR ST.
OGILVIE ST.
GOVERNOR'S RD.
Town Hall
parking
34
30
26
20
18
16
14
12
10
8
2
15
11
9
7
5
3
SCALE
feet
0
50
100
0
15
30
metres

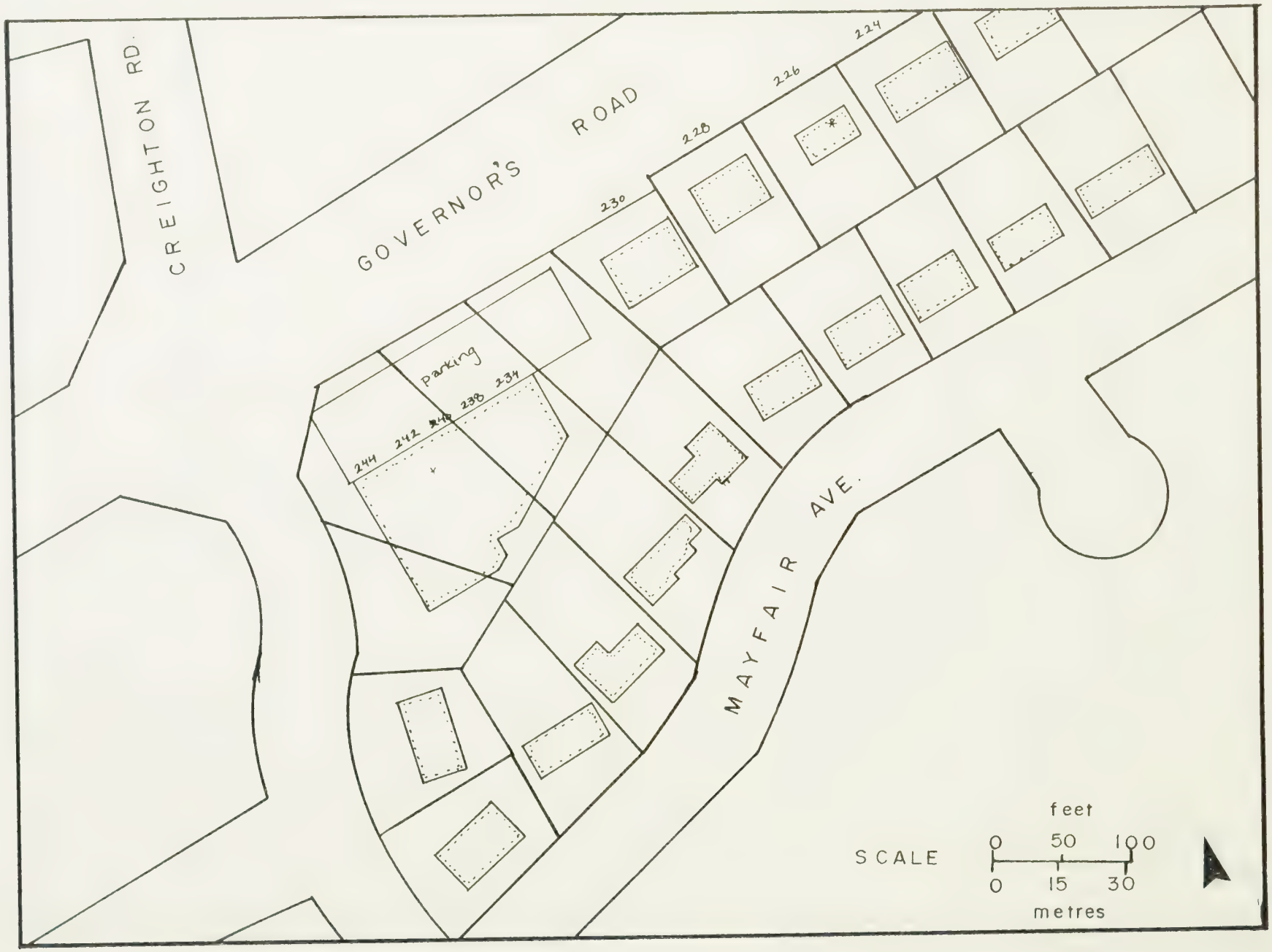
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
2 Hatt St.	1	FOLKES ELECTRIC	lighting, wiring, plumbing, heating	4	O	b- 552 1-1182 T-1734	51.2 109.8 161.	0.11	.046
30 Hatt St	1	GALERIE MANFRED	art gallery	2	O	1- 268	24.8	0.18	.073
15 Governors Rd	1	A & P STORES	grocery	*	*	1-23700	2201.7	2.46	.996
11 Governors	1	CAMEO CLEANERS	dry cleaners	2	T				
9 Governors Rd	1	SIGMA TYPEWRITER	typewriter & calculator sales & service	1	T	1-3860	358.6		
7 Governors Rd	1	vacant	*	*	*				
5 Governors Rd	1	vacant	*	*	*				


GOVERNORS RD.
MAIN ST.
parking
86
88
90
92
94
10
8
6
OSLER DR.
1
OLD ANCASTER RD.
SCALE
feet
0
50
100
0
15
30
metres

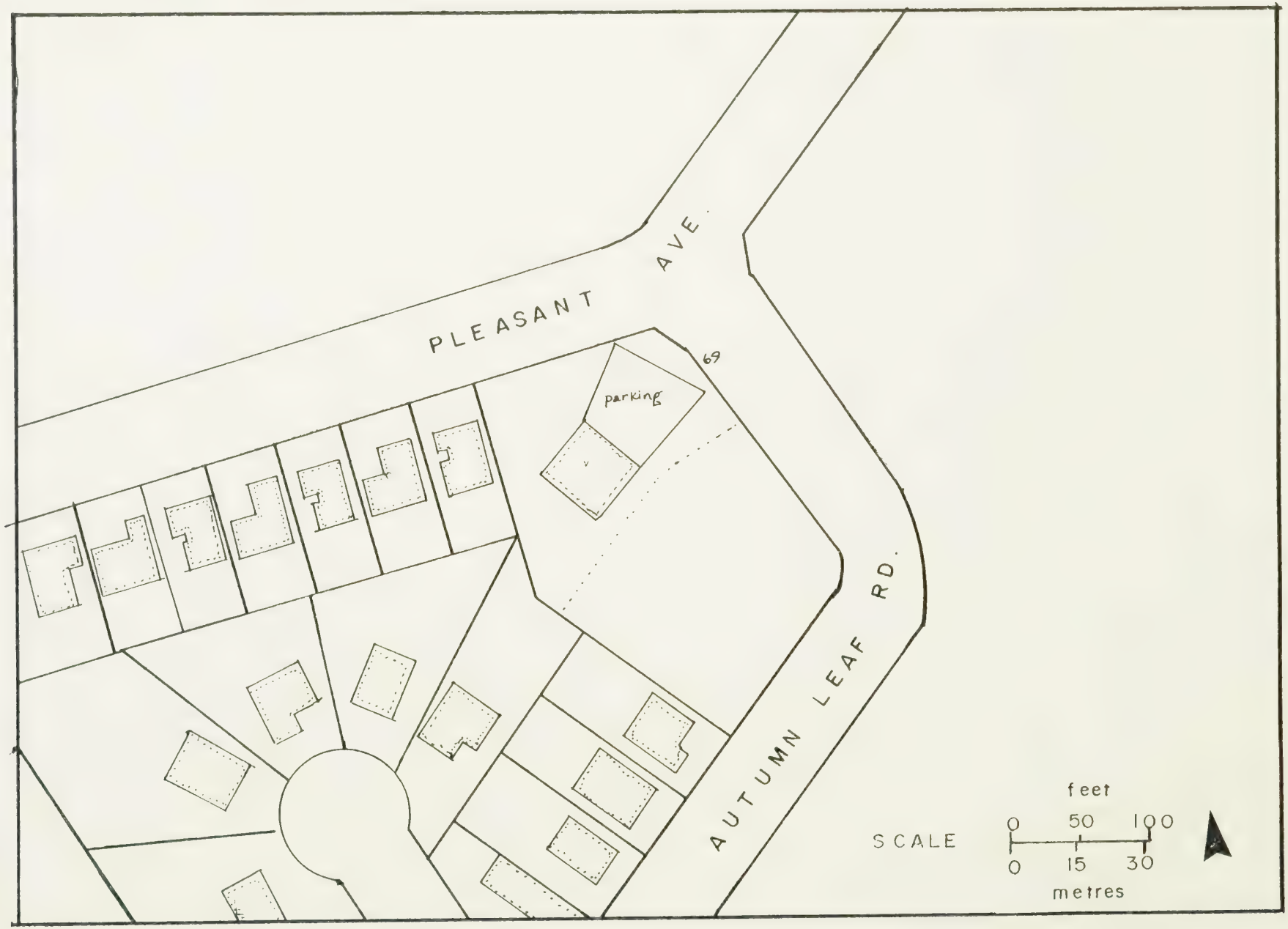
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
10 Governor Rd	1	MAC'S MILK	jug milk	3	T	1- 1550	143.9	0.44	.178
	1	FLYTE COURIER SERVICE	courier service	6	T	2- 285	26.4		
	1	vacant	*	*	*	1- 200	19.0		
	1	vacant	*	*	*	2- 1395	129.0		
86-90 Main St	1	WILLY WONDERFUL	family clothing	*	T	1-16020	1488.2	2.11	.854
92 Main St.	1	GOLDEN FISH & CHIPS	fish & chips restaurant	5	T	1-2000	185.8		
94 Main St.	1	CLEANTEX CENTRE	dry cleaning coin laundry	4	T	1-2000	185.8		
1 Osler Dr	1	MR. TRANSMISSION	repair auto transmission	3	*	1-1445	134.2	0.61	.247


JOHN ST.
HATT ST.
McMURRAY ST.
140
132
122
118
SCALE
feet
0
50
100
0
15
30
metres

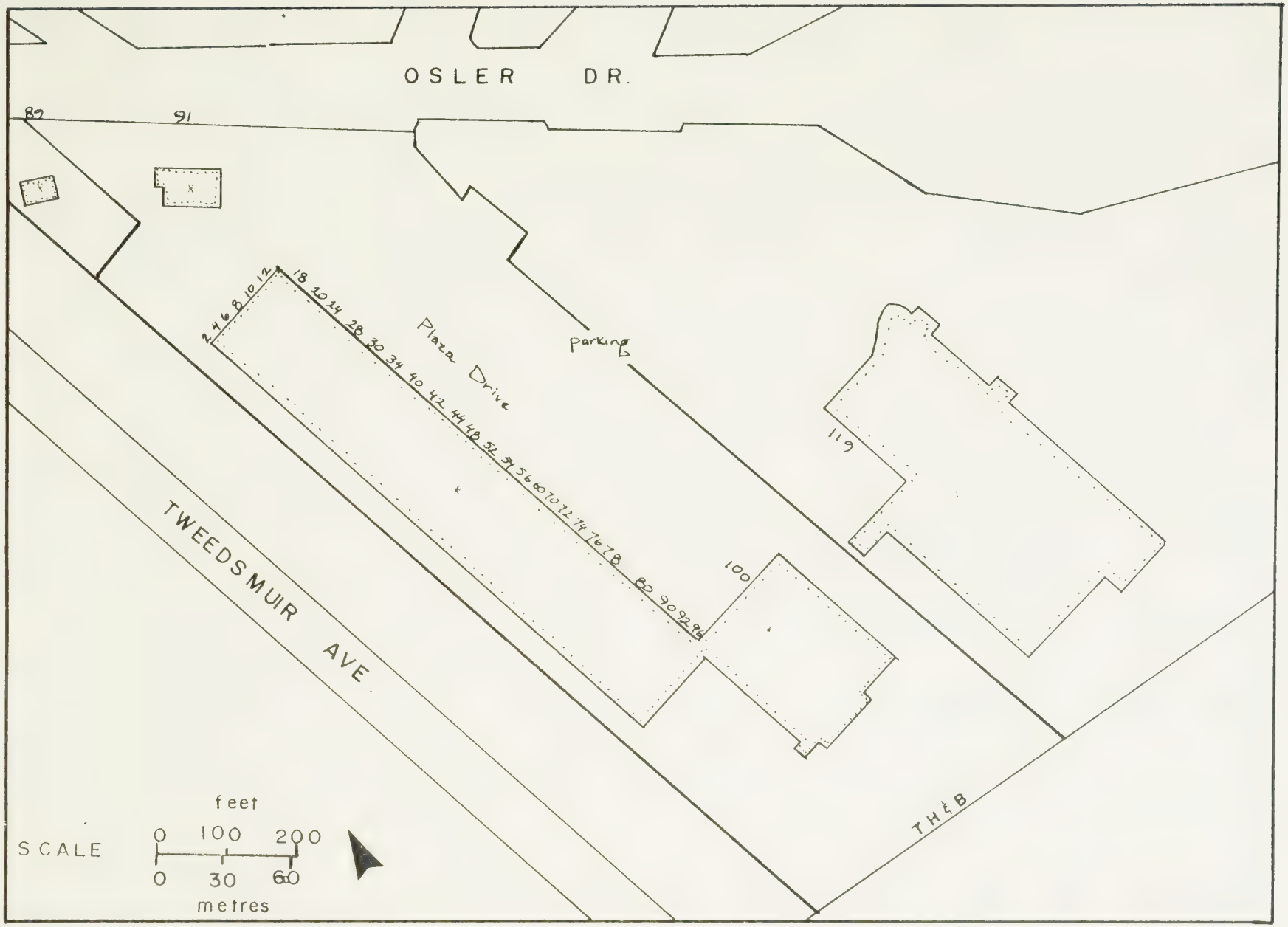
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
118 Hatt St	1	HENRY'S CAR WASH	automatic car wash	*	*	1-3685	342.	0.57	.231


CREIGHTON RD.
GOVERNOR'S ROAD
MAYFAIR AVE.
224
226
228
230
234
238
242
244
parking
SCALE
feet
0
50
100
0
15
30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
226 Gov. Rd.	3	VALLEY TOWN DRIVING INSTRUCTION	driving instruction	*	*	1- 995	92.4	0.21	.087
234 Gov. Rd.	3	HIGHLAND HAIR DESIGN	hair dressing salon	*	T	1- 993	92.2	*	*
	3	GRAND SAVE FOOD MART	food mart	*	T	1-2665	247.6		
238 Gov. Rd.	3	STUDIO A	ceramics	*	T	1-1600	148.6		
240 Gov. Rd.	3	BECKER'S MILK STORE	jug milk	3	T	1-1596	148.3		
242 Gov. Rd.	3	vacant	*	*	*	1-1600	148.6		
244 Gov. Rd.	3	THE GOVERNOR	restaurant	*	T	1-2400	222.9		
4 Creighton E	3	THE SUNFLOWER RESTAURANT	chinese food restaurant	*	T	1-1248	115.9		

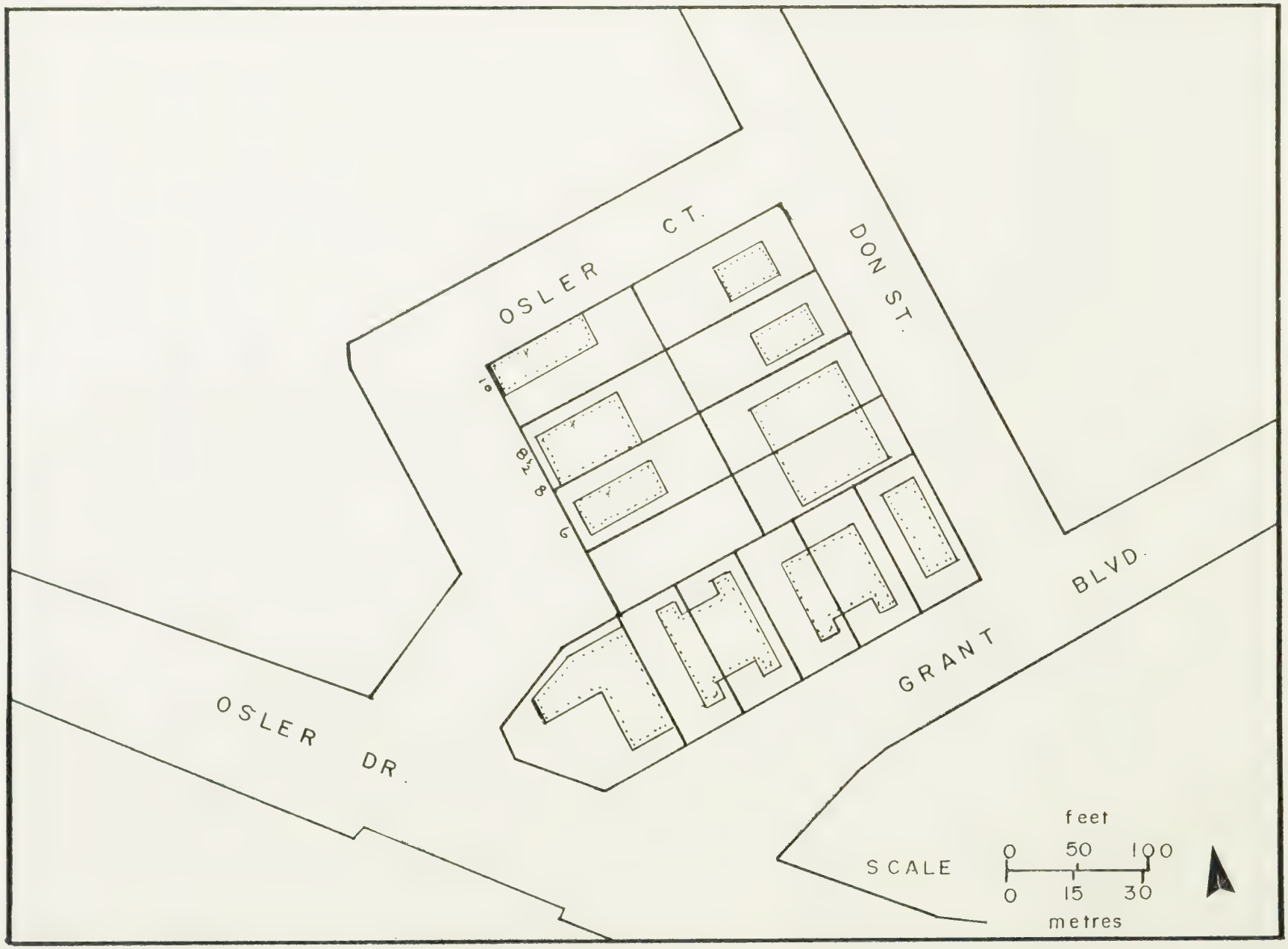

PLEASANT AVE.
AUTUMN LEAF RD.
69
parking
SCALE
feet
0 50 100
0 15 30
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.^{2}	m^2	ac.	ha.
69 Autumn Leaf	3	BANTAM STORES LTD.	jug milk	3	T	1-2005 2-2005 T-4010	186.2 186.2 372.4	0.22	.089

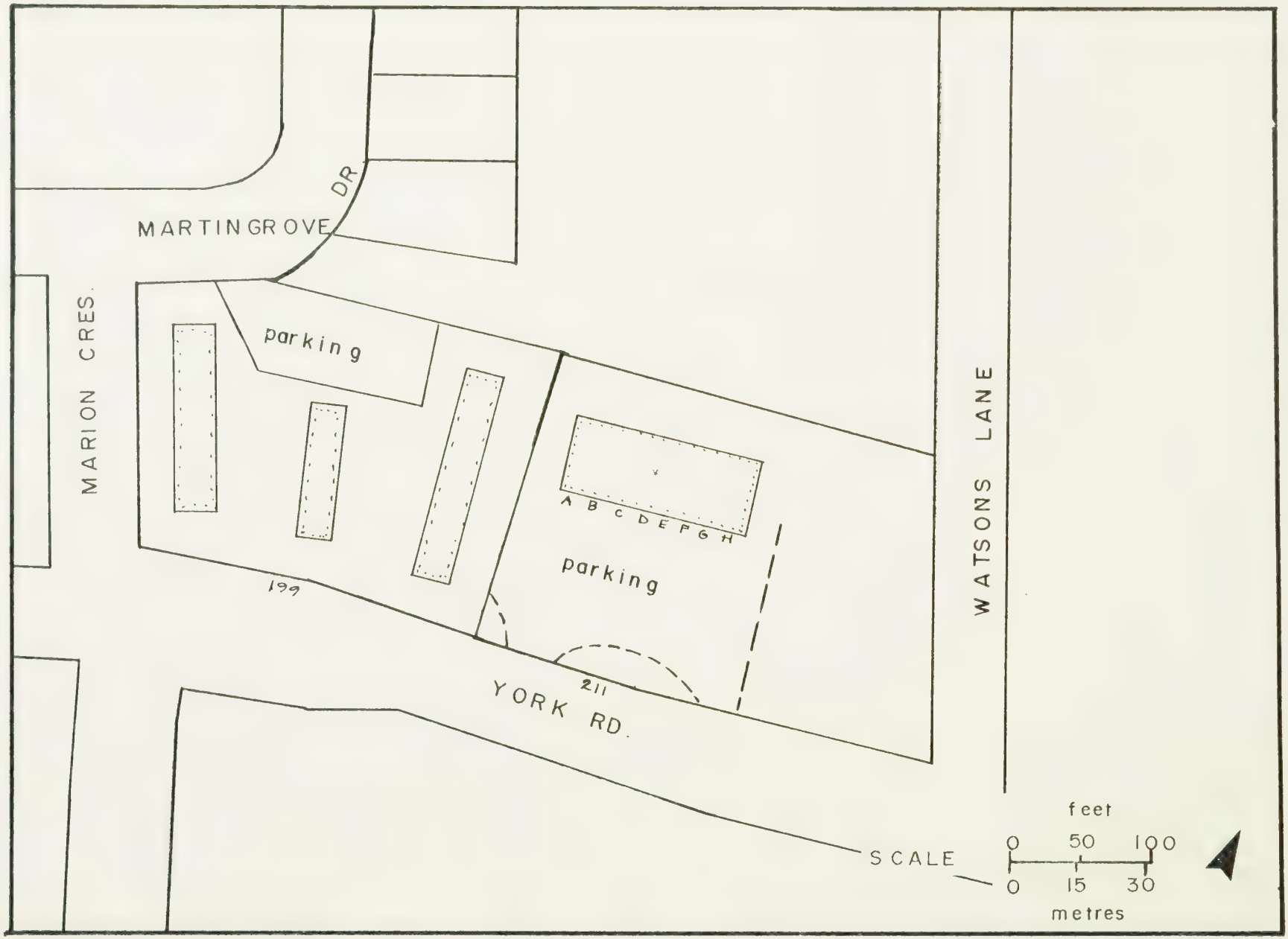

OSLER DR.
89
91
2 4 6 8 10 12
18 20 24 28 30 34 40 42 44 48 52 54 56 60 70 72 74 76 78 80 90 92 94
Plaza Drive
parking
119
100
TWEEDSMUIR AVE.
THE B
SCALE
feet
0 100 200
0 30 60
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
119 Osler Ct	3	UNIVERSITY PLAZA MIRACLE MART	department store	58	O	1-49264	4576.6	9.47	3.83
	3	MIRACLE FOOD MART	grocery	90	O	1-19664	1826.8		
100 Plaza Dr.	3	DOMINION	grocery	90	O	1-32372	3007.3	9.48	3.84
96 Plaza Dr	3	MUNRO PRO HARDWARE	hardware	9	T	b- 4800 1- 5100 T- 9900	445.9 473.8 919.7		
92 Plaza Dr	3	BLACK'S CAMERAS	cameras, accessories & photofinishing	6	T	1- 1300	120.8		
90 Plaza Dr	3	VERA HANNA FASHIONS LTD.	ladies' fashions	*	T	1- 1600	148.6		
80 Plaza Dr	3	SIMPSONS SEARS	department	70	T	b-12800 1- 9400 T-22200	1189.1 873.3 2062.4		
78 Plaza Dr	3	WENTWORTH BOWLING (UNIVERSITY LANES)	bowling	1-10	T	b-12800	1189.1		
74-76 Plaza	3	THOMPSON & BALDWIN	mens & ladies clothing	9	T	1- 3000	278.7		
72 Plaza Dr	3	THE FRAME UP	custom frames	3	T	1- 1600	148.6		
70 Plaza Dr	3	W. E. DAVIES OPTICIAN	prescription glasses	3	T	1- 838	77.8		
68 Plaza Dr	3	KERNS JEWELLERY LTD	jewellery, giftware, repairs	4	T	1- 2162	200.8		
54-56 Plaza Dr	3	S. S. KRESGE CO LTD	department	21	T	b- 6400 1-11200 T-17600	594.5 1040.5 1635.0		
52 Plaza Dr	3	LANGLEY PARISIAN LTD	drycleaning & laundry	15	T	b- 2400 1- 2400 T- 4800	445.9 445.9 891.8		

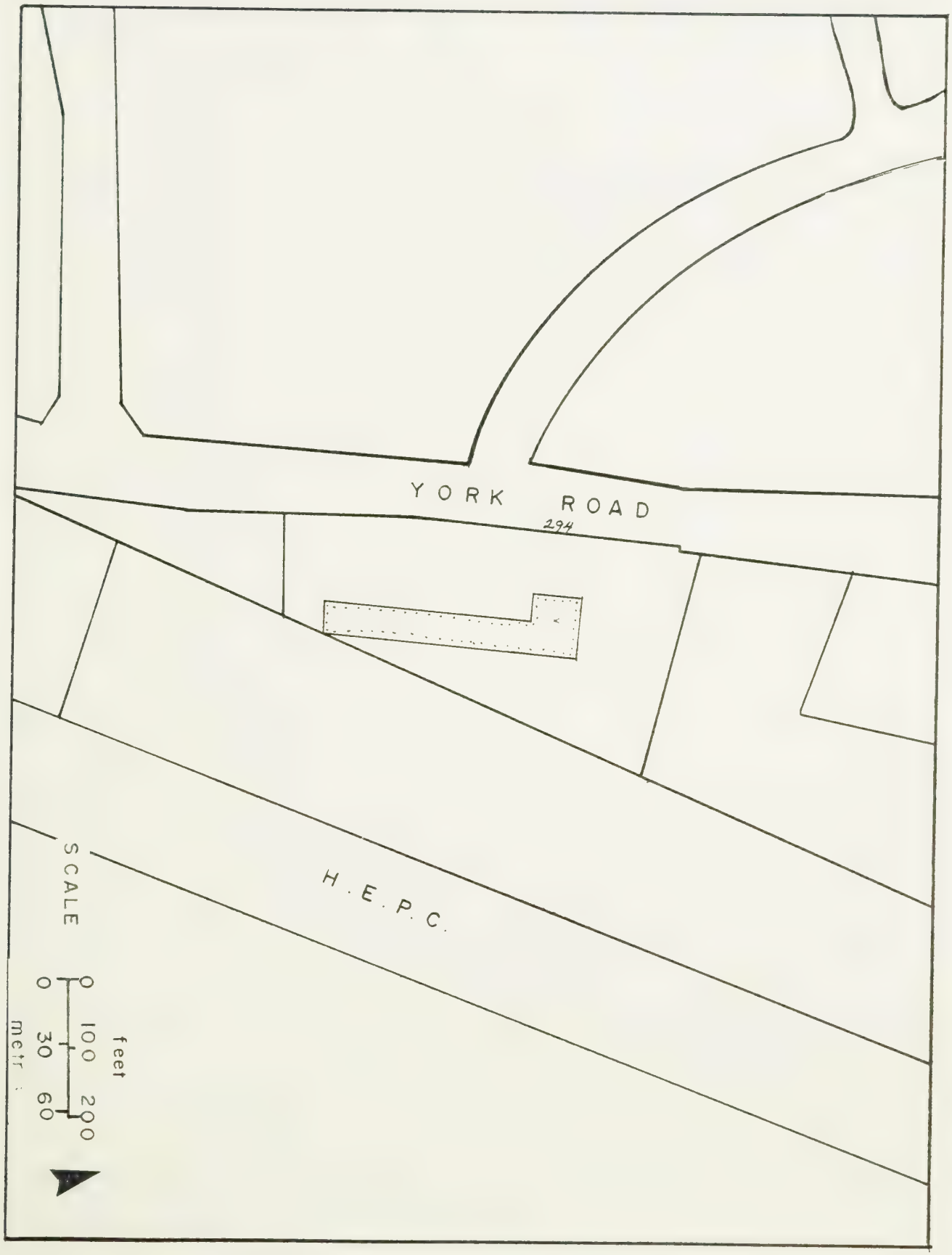
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
48 Plaza Dr	3	COLES BOOK STORES LTD	books & stationery	5	T	b- 2400 1- 2320 T-4720	222.9 215.5 438.4		
44A Plaza Dr	3	RADIO SHACK	electronic & entertainment products	3	T	b- 367 1- 1600 T- 1967	34.1 148.6 182.7		
44 Plaza Dr	3	DALEWOOD RESTAURANT & TAVERN	restaurant & banquet room	12	T	b- 3200 1- 1600 T- 4800	297.3 148.6 445.9		
40-42 Plaza	3	MYERS SPORTING GOODS	sporting goods, ski repairs	6	T	b- 2338 1- 3200 T- 5538	217.2 297.3 514.5		
30-34 Plaza	3	SHOPPERS DRUG MART	pharmacy	28	T	1- 8400	780.4		
28 Plaza Dr	3	MAHER SHOES LTD	shoes	2	T	1- 2668	247.8		
20-24 Plaza	3	BANK OF NOVA SCOTIA	banking	*	T	1- 3642	338.3		
18 Plaza Dr	3	MICHELLE'S	ladies wear	5	T	1- 600	55.7		
12 Plaza Dr	3	DRESSLAR'S	shoe repair	1	T	1- 400	37.2		
810 Plaza Dr	3	POP SHOPPE LTD	pop	1	T	1- 800	74.3		
6 Plaza Dr	3	TOWN N'COUNTRY BARBER SHOP	barber	4	T	1- 436	40.5		
2-4 Plaza Dr	3	MAISON FRITZ HAIRSTYLING	hairstyling	4	T	1- 1214	112.8		
91 Osler Dr	3	SEARS AUTO CENTRE	auto service	*	*	1- 3286	305.3		
89 Osler Dr	3	DUNDAS GULF SERVICE CENTRE	service station	5	T	1- 1308	121.0		


OSLER CT.
DON ST.
OSLER DR.
GRANT BLVD.
10
8,7,8
6
SCALE
feet
0 50 100
0 15 30
metres

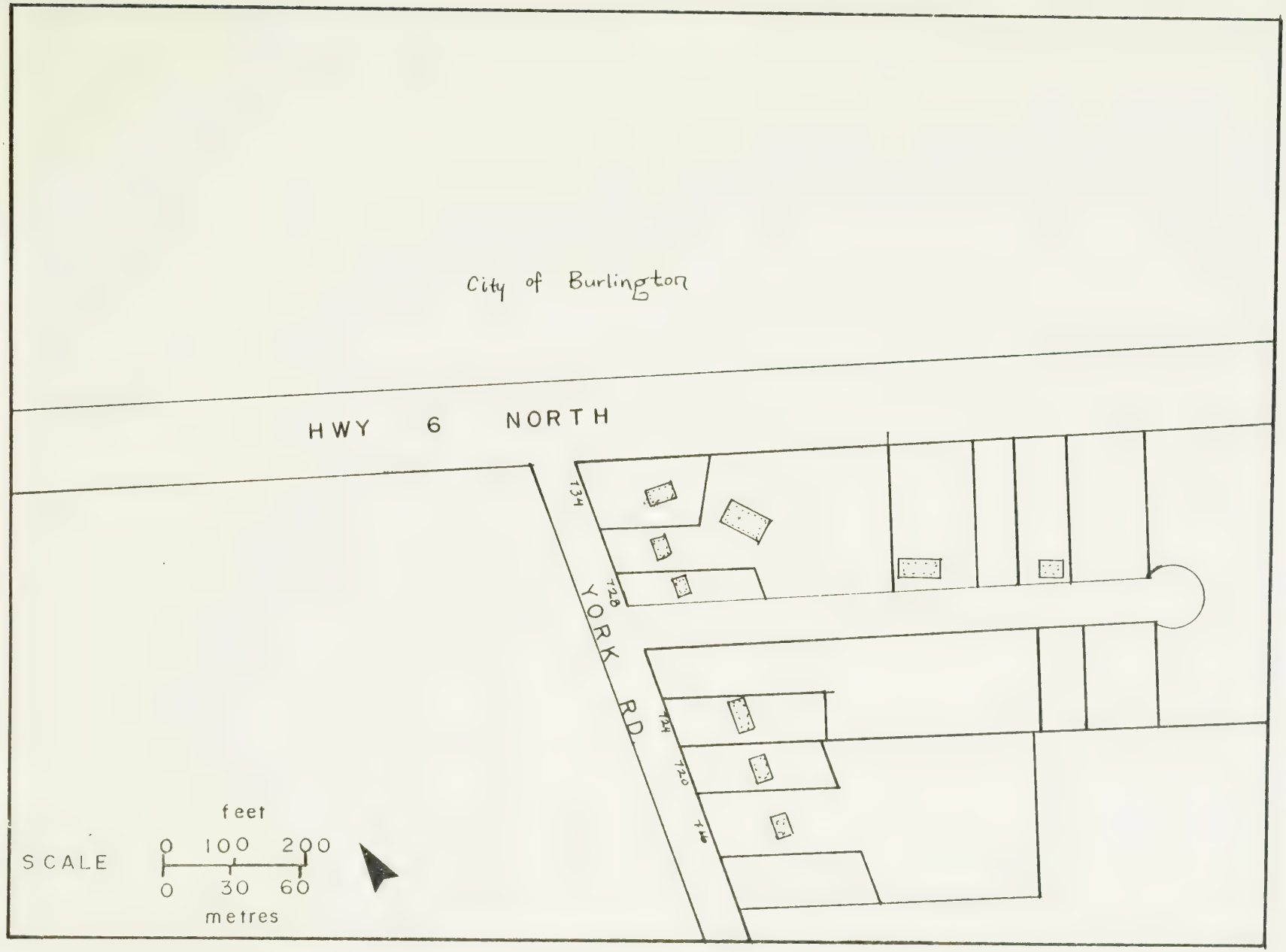
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA ft.^{2}	FLOOR AREA m^2	LOT AREA ac.	LOT AREA ha.
6 Osler Ct.	3	WENTWORTH CERAMIC SUPPLIES	ceramic lessons	1	T	b- 1800 1- 1800 T- 3600	167. 167. 334	0.14	.057
8½ Osler Ct	3	TOWN & COUNTRY BEAUTY SALON	hairdressing	2	T	1- 692	64.3	0.14	.057
8 Osler Ct	3	vacant	*	*	*	1- 692	64.3		
10 Osler Ct	3	BILLS QUALITY FOOD	meats & grocery	7	O	b- 1440 1- 1824 T- 3264	134. 169. 303.	0.14	.057


MARTIN GROVE DR.
MARION CRES.
parking
parking
A B C D E F G H
199
211
YORK RD.
WATSONS LANE
SCALE
feet
0 50 100
0 15 30
metres

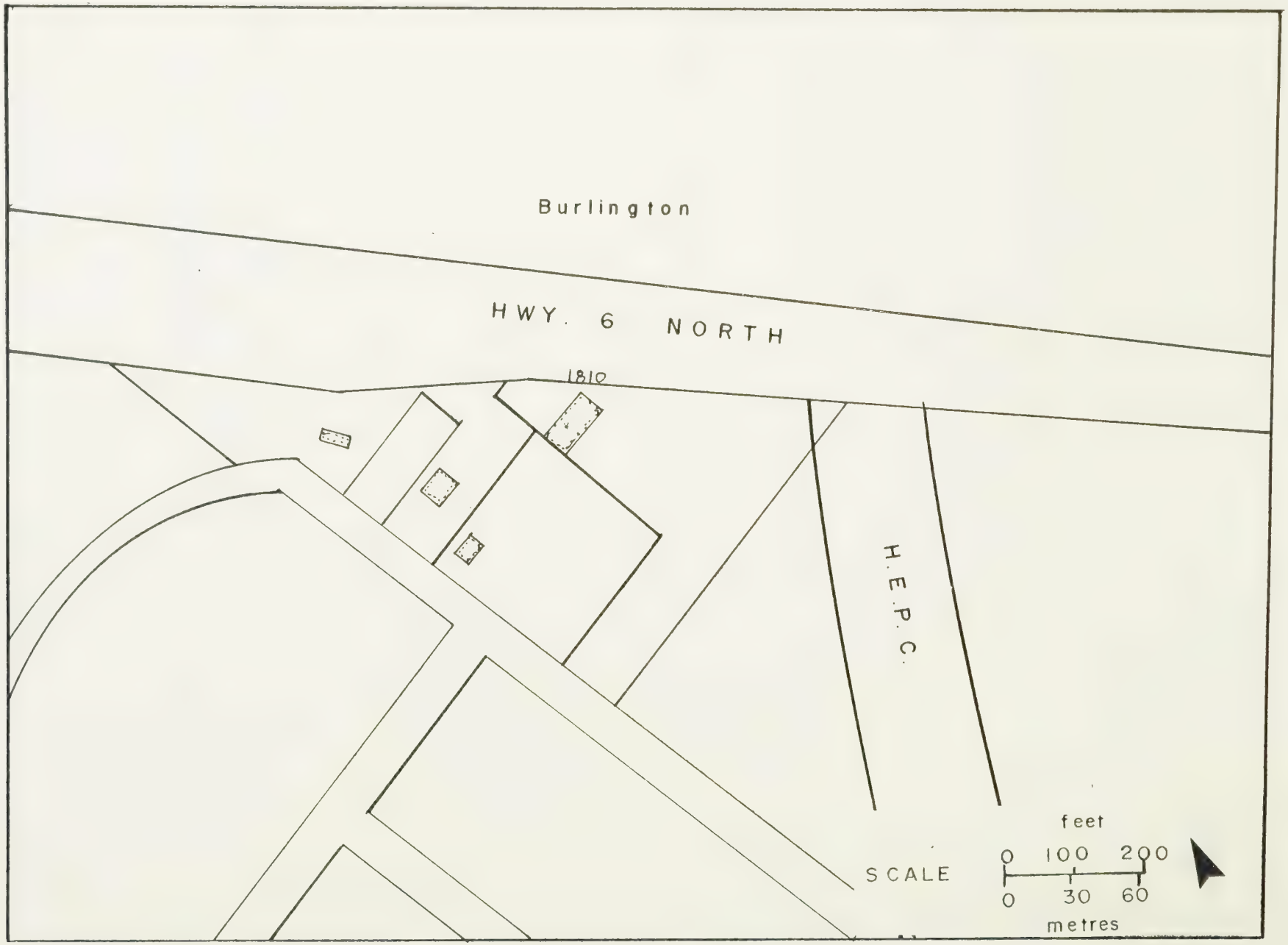
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
211 York Rd									
Unit A	3	vacant	*	*	T	1- 968	89.9	1.67	.676
Unit B	3	vacant	*	*	T	1- 968	89.9		
Unit C	3	QUEENSWAY INDUSTRIES	*	*	T	1- 968	89.9		
Unit D &E	3	MICHAELS DOMINION HARDWARE	*	*	T	1- 1936	179.8		
Unit F	3	BEAR CONTRACTORS LTD	mechanical contractors	6	T	1- 968	89.9		
Unit G	3	BECKER'S STORE	jug milk	2	T	1- 968	89.9		
Unit H	3	CHEZ LINDA HAIR DESIGN	hair design	1	T	1- 968	89.9		


YORK ROAD
294
H.E.P.C.
SCALE
0
100
200
feet
0
30
60
metr

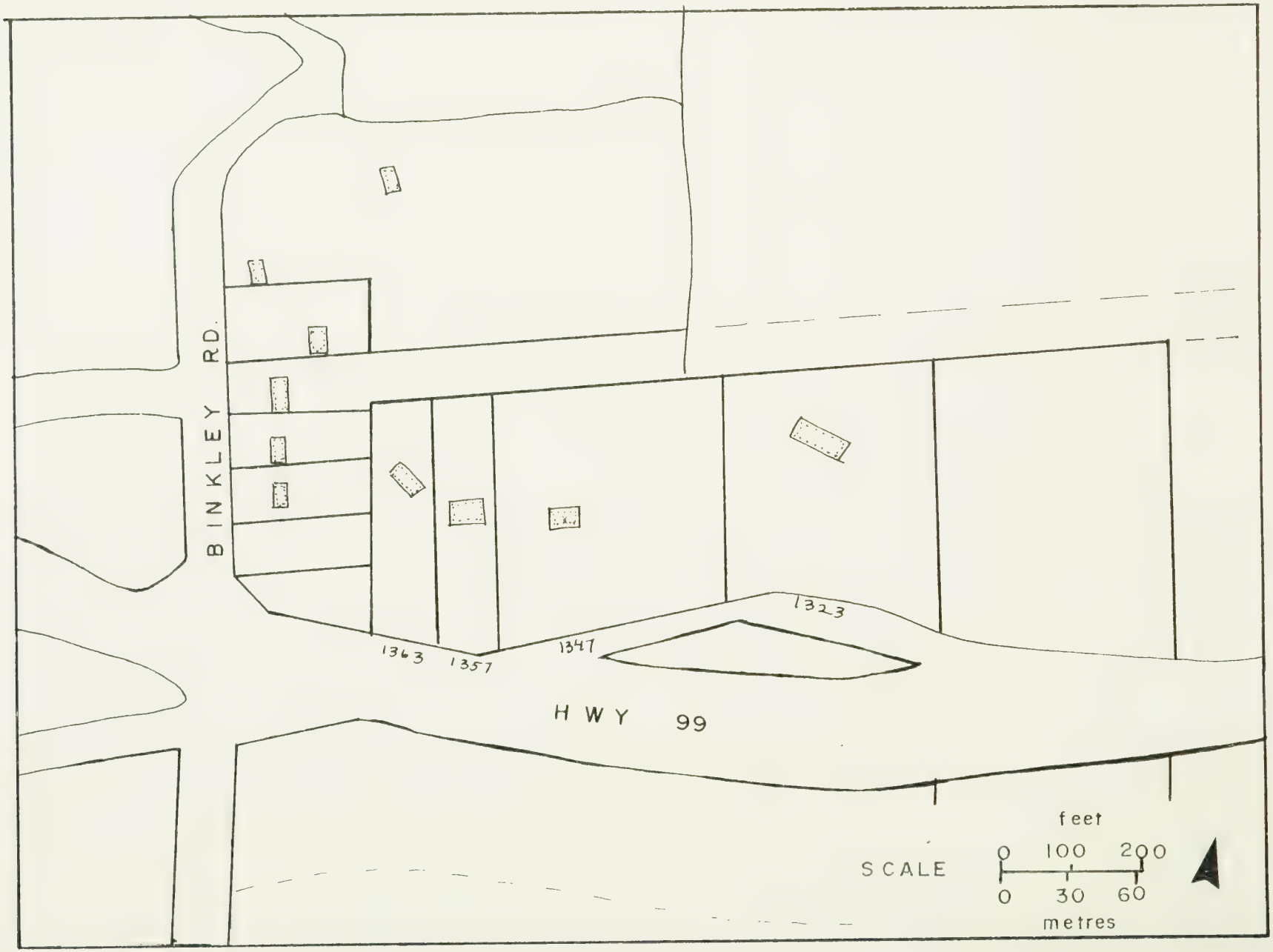
ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.^{2}	m^2	ac.	ha.
294 York Rd	3	DENEE FLORAL	garden centre & florist	2	O	1-10019 Plus Greenhouses	930.7	3.18	1.29


City of Burlington
HWY 6 NORTH
YORK RD.
134
128
124
120
116
SCALE
feet
0 100 200
0 30 60
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						ft.²	m²	ac.	ha.
734 York Rd	3	(LLOYD'S) TEXACO CANADA LTD.	service station	*	*	1- 1101	102.3	0.30	.122
Hwy 6	3	FITZSIMMON'S NURSERY	nursery	2	O	1-10053	933.9	0.98	.398


Burlington
HWY. 6 NORTH
1810
H.E.P.C.
SCALE
feet
0 100 200
0 30 60
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
1810B Hwy 6 North	3	A.E. LEWIS MOVERS	*	*	*	1-4750	441.3	2.23	.903


BINKLEY RD.
1363
1357
1347
1323
HWY 99
SCALE
feet
0 100 200
0 30 60
metres

ADDRESS	AREA	BUSINESS NAME	MERCHANDISE OR SERVICE	# EMPL.	TENURE	FLOOR AREA		LOT AREA	
						$ft.^2$	m^2	ac.	ha.
1347 Gov. Rd.	3	BODDEN SOD & LANDSCAPING	sod & landscaping	*	*	1- 126	11.7	2.56	1.04

APPENDICES

A Study Questionnaire

B Standard Industrial Classification Manual

APPENDIX A Study Questionnaire

90 HUNTER STREET
DUNDAS, ONTARIO
(416) 627-5483

IN REPLY QUOTE:

CORPORATION OF DUNDAS INC. 1847

PLANNING DEPARTMENT

COMMERCIAL INVENTORY QUESTIONNAIRE

1. Official business name_____
   Name of respondent_____ Position_____
   Mailing address of business_____
   Business phone_____

2. Description of product(s) or service_____
   _____

3. Number of employees_____

4. Status of tenure: owner_____
   renter_____

5. From what level(s) do you operate?
   basement____
   1st floor____
   2nd floor____
   3rd floor____
   other (specify)_____

6. Do you provide off-street parking for:
   i) employees_____ #spaces_____
   ii) customers_____ #spaces_____

7. Number of years on location_____ Previous location_____
   _____

8. Do you have any plans for i) expansion____
   If YES, specify_____
   ii) relocation_____
   If YES, where?_____
   why?_____
   _____

9. What improvements, if any, have you made to the building?
   Description and year_____
   _____
   _____

10. Do you have any plans for further improvements?_____
    If YES, describe_____
    _____
    _____

Please staple closed before posting

APPENDIX B Standard Industrial Classification Manual

DOMINION BUREAU OF STATISTICS

STANDARD INDUSTRIAL CLASSIFICATION MANUAL

Published by Authority of
The Honourable George Hees, Minister of Trade and Commerce

December, 1960
1601-502

Price $2.50

ROGER DUHAMEL, F.R.S.C., Queen's Printer and Controller of Stationery, Ottawa, 1960

C

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508 Bus Transport, Interurban and Rural
509 Urban Transit Systems
512 Taxicab Operations
515 Pipeline Transport
516 Highway and Bridge Maintenance
517 Other Services Incidental to Transport
519 Other Transportation

Major Group 2 – Storage
524 Grain Elevators
527 Other Storage and Warehousing

Major Group 3 – Communication
543 Radio and Television Broadcasting
544 Telephone Systems
545 Telegraph and Cable Systems
548 Post Office

Major Group 4 – Electric Power, Gas and Water Utilities
572 Electric Power
574 Gas Distribution
576 Water Systems
579 Other Utilities

Division 8 – Trade

Major Group 1 – Wholesale Trade
602 Wholesalers of Livestock
604 Wholesalers of Grain
606 Wholesalers of Coal and Coke
608 Wholesalers of Petroleum Products
611 Wholesalers of Paper and Paper Products
613 Wholesalers of General Merchandise
614 Wholesalers of Food
615 Wholesalers of Tobacco Products
616 Wholesalers of Drugs and Toilet Preparations
617 Wholesalers of Apparel and Dry Goods
618 Wholesalers of Furniture and House Furnishings
619 Wholesalers of Motor Vehicles and Accessories
621 Wholesalers of Electrical Machinery Equipment and Supplies
622 Wholesalers of Farm Machinery and Equipment
623 Wholesalers of Machinery and Equipment, n.e.s.
624 Wholesalers of Hardware, Plumbing and Heating Equipment
625 Wholesalers of Metal and Metal Products, n.e.s.
626 Wholesalers of Lumber and Building Materials
627 Wholesalers of Scrap and Waste Materials
629 Wholesalers, n.e.s.

Division 8 – Trade – Concluded

Major Group 2 – Retail Trade

Food Stores
631 Food Stores

General Merchandise Stores
642 Department Stores
647 Variety Stores
649 Other General Merchandise Stores

Retailers of Automotive Products
652 Accessory, Parts, Tire and Battery Shops
654 Gasoline Service Stations
656 Motor Vehicle Dealers
658 Motor Vehicle Repair Shops

Apparel and Shoe Stores
663 Shoe Stores
665 Men's Clothing Stores
667 Women's Ready-to-Wear Stores
669 Clothing and Dry Goods Stores, n.e.s.

Hardware Stores
673 Hardware Stores

Household Furniture and Appliance Stores
676 Household Furniture and Appliance Stores
678 Radio, Television and Electrical Appliance Repair Shops

Drug Stores
681 Drug Stores

Other Retail Stores
691 Book and Stationery Stores
692 Florists' Shops
693 Fuel Dealers
694 Jewellery Stores
695 Watch and Jewellery Repair Shops
696 Liquor, Wine and Beer Stores
697 Tobacconists
699 Retail Stores, n.e.s.

Division 9 – Finance, Insurance and Real Estate

Major Group 1 – Financial Institutions
702 Savings and Credit Institutions
704 Investment Companies and Security Dealers

Major Group 2 – Insurance and Real Estate Industries
731 Insurance Carriers
735 Insurance and Real Estate Agencies
737 Real Estate Operators

Division 10 – Community, Business and Personal Service Industries

Major Group 1 – Education and Related Services

801 Elementary and Secondary Schools
803 Vocational Schools
805 Universities and Colleges
807 Libraries, Museums and Other Repositories
809 Education and Related Services, n.e.s.

Major Group 2 – Health and Welfare Services

821 Hospitals
823 Offices of Physicians
825 Offices of Dentists
827 Other Health Services
828 Welfare Organizations

Major Group 3 – Religious Organizations

831 Religious Organizations

Major Group 4 – Motion Picture and Recreational Services

851 Motion Picture Theatres and Film Exchanges
853 Bowling Alleys and Billiard Parlours
859 Other Recreational Services

Major Group 5 – Services to Business Management

861 Accountancy Service
862 Advertising Service
864 Engineering and Scientific Service
866 Legal Service
869 Other Services to Business Management

Major Group 6 – Personal Services

871 Shoe Repair Shops
872 Barber and Beauty Shops
873 Private Households
874 Laundries, Cleaners and Pressers

Division 10 – Community, Business and Personal Service Industries – Concluded

875 Hotels, Restaurants and Taverns
876 Lodging Houses and Residential Clubs
877 Funeral Directors
878 Dressmaking
879 Other Personal Services

Major Group 7 – Miscellaneous Services

891 Labour Organizations and Trade Associations
893 Photography
894 Blacksmithing and Welding Shops
896 Miscellaneous Repair Shops
897 Services to Buildings and Dwellings
899 Other Miscellaneous Services

Division 11 – Public Administration and Defence

Major Group 1 – Federal Administration

902 Defence Services
909 Other Federal Administration

Major Group 2 – Provincial Administration

931 Provincial Administration

Major Group 3 – Local Administration

951 Local Administration

Major Group 4 – Other Government Offices

991 Other Government Offices

Division 12 – Industry Unspecified or Undefined

999 Unspecified or Undefined

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